



Stormwater Management Report

Ulladulla High School upgrade

Project Reference: 132569

March 2025

Prepared For: NSW Department of Education 55 South Street, Ulladulla

Meinhardt

Level 4, 66 Clarence Street Sydney, NSW 2000

P. 02 9399 3088 | F. 02 9319 7508 www.meinhardtgroup.com

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02	28.02.2025	BK	LM	BL
03	12.03.2025	BK	LM	BL
04	19.03.2025	BK	LM	BL



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Contact Details

Brian Kim Civil Project Engineer 02 8252 0428 Brian.Kim@meinhardtgroup.com

Laurence Melville Principal Civil Engineer 0499 901 500 Laurence.melville@meinhardtgroup.com

Brad Lusty NSW Regional Lead 0415 369 695 Brad.lusty@meinhardtgroup.com

Meinhardt Australia Pty Ltd Level 4, 66 Clarence St Sydney, NSW 2000 www.meinhardtgroup.com



1. Background information

The NSW Department of Education (DoE) is the proponent and determining authority pursuant to Section 5.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The project is seeking approval for a Development Without Consent (REF) application under Part 5 of the EP&A Act.

2. Introduction

This Stormwater Management Report has been prepared to support a Review of Environmental Factors (REF) for the NSW Department of Education (DoE) for Ulladulla High School upgrade (the activity).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the T&I SEPP.

This document has been prepared in accordance with the Guidelines for Division 5.1 assessments (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI) as well as the Addendum Division 5.1 guidelines for schools. The purpose of this report is to examine and take into account the relevant environmental factors in the Guidelines and Environmental Planning and Assessment Regulations 2021 under Section 170, Section 171 and Section 171A of the EP&A Regulation.

3. Site Description

Ulladulla High School is located at 55 South Street, Ulladulla, NSW, 2539 and is legally referred to as Lot 1 in Deposited Plan 595313. The site is located within the Shoalhaven Local Government Area (LGA) and has an approximate area of 6.5ha. An aerial photograph of the site is provided at **Figure 1**.

The site is zoned SP2 Educational Establishment and existing development comprises various buildings, a car park, landscaping, sports fields and sports courts associated with Ulladulla High School. Ulladulla High School currently comprises 61 Permanent Teaching Spaces (PTS) and 8 Demountable Teaching Spaces (DTS). Playing fields are located in the north western portion of the site.

The site is largely rectangular in shape, however, is indented in the north east corner where an early learning centre is situated outside of the site boundary on the corner of Green Street and St Vincent Street. The primary frontage to the school is along St Vincent Street to the east, with two vehicular access points to at-grade carparking areas.



Dense vegetation is located in the central and eastern portion of the site, separating the school buildings from the early learning centre. Vegetation is also concentrated along the site boundaries and around the playing fields. The surrounding locality is primarily residential to the west and south. Ulladulla Town Centre is located to the east of the site. Ulladulla Public School is located to the north of site opposite Green Street.



Figure 1 Aerial Photograph of the Site (Source: Urbis, January, 2024)

4. Proposed Activity Description

The proposed activity relates to upgrades to Ulladulla High School. Specifically, the proposed activity comprises the following:

- Construction of a new two-storey home base building.
- Construction of new stairs and covered walkways.
- Upgrade works to existing internal pedestrian pathways.
- Installation of solar panels.
- External landscape works.

Any works relating to the existing demountables or associated with substations will be undertaken via a separate planning pathway. Figure 2 provides an extract of the proposed site plan.



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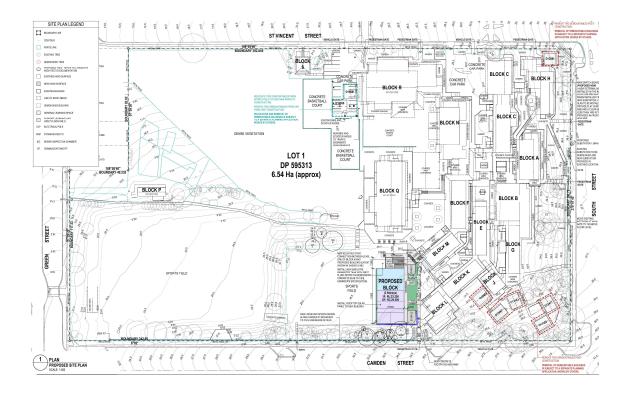


Figure 2 Site Plan (Source: Fulton Trotter, 2025)

5. REF Reporting Requirements

This report has been prepared in accordance with environmental mitigation measures and technical stormwater management plan to meet the Shoalhaven Council requirements for the proposed activity. The REF deliverable requirements are presented in **Table 1**.

ltem	REF Requirement	Relevant Section of Report
1	Stormwater Management Plan	Section 7.1, 8.0, and 9.0 consider design solutions to mitigate sediment runoff and drainage system throughout construction and early work stage.

Table 1. Relevant REF Requirements



6. Flood assessment

6.1 Existing Scenario

The subject site is located within the Shoalhaven Council Local Government Area (LGA). Available Flood maps indicate that Ulladulla High School is partially affected by overland flows from South Street and Camden Street during the PMF event, overland flows run across the school site from the south and generally travel in a northeast direction toward the natural gully onsite.

The Flood Assessment and Management report with Rev.01 by TTW identified that the school buildings are unaffected by mainstream flooding, flow contained within the channel banks of Mallards Creek which traverses the site.

Although the school is unaffected by mainstream flooding, it is impacted by overland flows generated upstream of the site from South Street, resulting in ponding between the structures particularly to the south of the existing buildings. The proposed area is not significantly affected by overland flows in the 1% AEP event (Figure 4) and in the PMF, the site is impacted by flows generally less than 100mm deep in the Flood Assessment and Management report by TTW (Figure 3). Therefore, FFLs set at least 500mm above ground level are deemed sufficient to protect the site from the PMF level in the Existing Scenario (Figure 3).

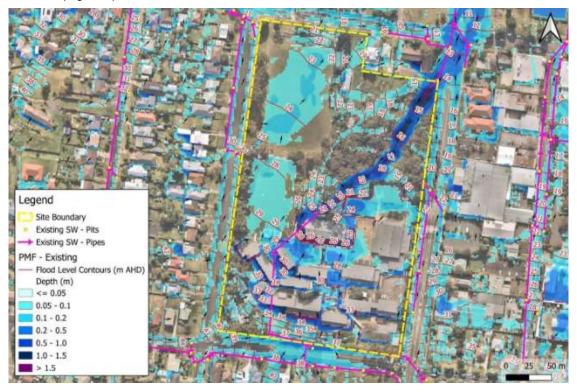


Figure 3. Peak flood levels and depths at the site in the PMF event, pre-development of school.

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Figure 4. Peak flood levels and depths at the site in the 1% AEP event, pre-development of school.



6.2 Post-Development Scenario

The proposed building is located at the northwestern extent of the existing building cluster. As with the current design of the school, the activity includes terracing, with a minimum 100mm set down at the edge of the proposed veranda to prevent any water damage and overland flows into the building.

According to the flood report by TTW, there is a possibility that surface runoff and overland flow coming across the school site from South Street and Camden Street can be trapped along the proposed veranda. The proposed building largely encroaches on the internal PMF flow path as shown in Figure 4. It is notable that the building's floor level is set at 29.50m AHD, which is 0.5m above the adjacent PMF level of 29.00m AHD.

In order to mitigate flood impact at the site, the civil plan shows a number of measures have been incorporated into the design to mitigate impacts from overland flows including retaining walls surrounding the southwest of the site, localized trench drains to divert overland flows from Camden Street and minimum 150mm drop along the veranda to mitigate flood impacts to the proposed building and expedite diversion around the building quickly during PMF events (Figure 5).

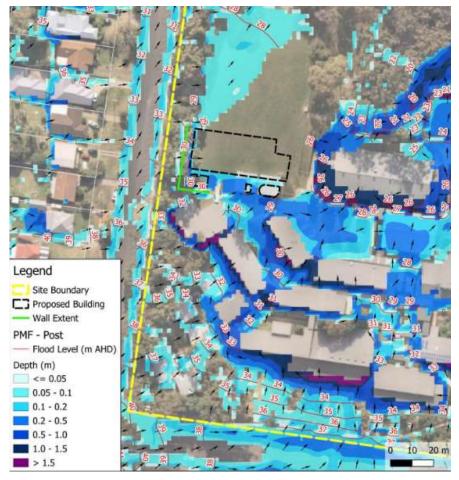


Figure 5. Peak flood levels and depths at the site in the PMF event, post-development of school.

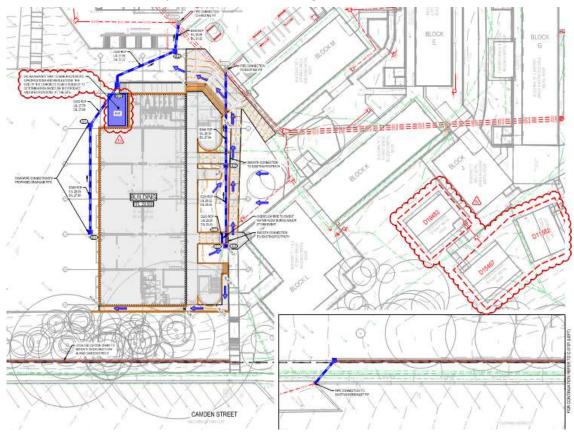


7. Stormwater Quantity Management

7.1 Stormwater Drainage Works

Stormwater works proposed consist of:

- A pit and pipe system within the site area to convey minor flows (in accordance with the Major/Minor stormwater strategy approach defined in Australian Rainfall and Runoff). Roof drainage system has been designed, and documented by the Hydraulic Engineer, and is directly discharged to the proposed pits at the rear of the proposed building.
- Onsite detention and water quality measures will not be required under the Shoalhaven Development Control Plan 2014
- An amount of overland flow across Camden Street is diverted along the proposed spoon drain and the rest of the overland flow from South Street is captured through proposed pits and pipes at the frontage of the building connecting to existing pits.
- Overland flow paths are provided to cater for upstream catchments to bypass the proposed site, and to convey major storm flows along the existing footpath towards the existing Creek to the Northwest.



The proposed stormwater adjustments are shown in Figure 6.

Figure 6. Stormwater System for Proposed Development.



7.2 On Site Detention

Council requires the provision of an on-site detention system to ensure that new developments do not increase peak stormwater flows in any downstream area during major storms up to and including 100-year ARI events.

The Shoalhaven Council "Shoalhaven Development Control Plan 2014" in section 5.1.4 sets out the exceptional cases for onsite detention requirements to the proposed activity and no OSD tanks to be required. Onsite detention is not required for the proposed building site as shown in "Shoalhaven Development Control Plan 2014" in section 5.1.4 and specified below:

- The additional is less than 10% of the existing site footprint.
- The overall site impervious areas are less than 50% of the site.

The design criterion for below ground pipe drainage has been adopted from section 5.1.4 of the Development Control Plan and are listed as follows:

•	Minor Internal Roof and Surface Drainage system	20-year ARI
•	Major stormwater event	100-year ARI

7.3 Catchment Plan

The proposed catchment plan for the site is presented in **Figure 7** and further detailed in Appendix C. The proposed site's catchment is comprised of roof drainage. Flows coming from the roof will be conveyed through downpipes which will all discharge into the proposed pits.

The total catchment area across the proposed site is approximately 0.1474 hectares comprised of grassed zone, footpath, and roof zone. 100% of the total site area is proposed to drain into the proposed pits. This is comprised of roof, footpath and grassed zone areas (1,202.7, 260, and 11.3 sq.m). Overland flow from South Street is conveyed along the proposed footpath zone to allow bypass flow and diversion at the proposed site towards the Creek and the overland flow across Camden Street is captured through the proposed spoon drain to mitigate the water flow during major storm events.

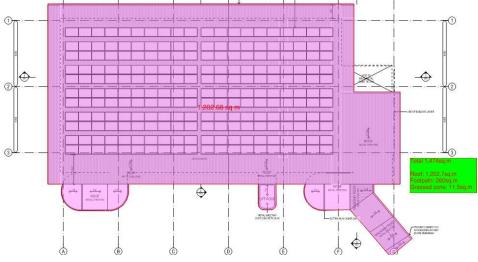


Figure 7. Site Catchment Plan



8. Stormwater Quality Strategy

In order to meet Shoalhaven Council's requirements for stormwater management, the water quality strategy will need to include treatment of the stormwater prior to discharge to the nominated point of connection, reducing water borne pollutants as per all relevant guidelines.

As the Shoalhaven Council "Shoalhaven Development Control Plan 2014" in section 5.1.4 and 6 sets out the exceptional cases for onsite detention and water quality requirements for the proposed activity. The additional area for the proposed activity is less than 10% of the total existing site footprint at the proposed site which is an exceptional case according to the Shoalhaven DCP 2014 and no significant environmental impacts and pollutant issues are anticipated in comparison to pre-developed conditions, hence we do not consider water quality measures necessary.

9. Sediment and erosion management

The site is to be provided with a sediment fence, straw bales, inlet trap and filters.

Although the construction of a sediment basin may be considered unnecessary early in the construction program for sediment runoff in the minor storm event (6 months ARI and 1yr ARI), the provision of a sediment basin, straw bales and fences provides an area of sediment storage that will reduce the likelihood of sediment runoff. Sediment runoff during minor storm events would be temporarily stored on the edge of the pedestrian walkway with straw bales from the upstream catchment area and sediment fences throughout the proposed site (See **Figure 8** below). The edge of the pedestrian walkway with straw bales monther and cleaned after each rainfall event.

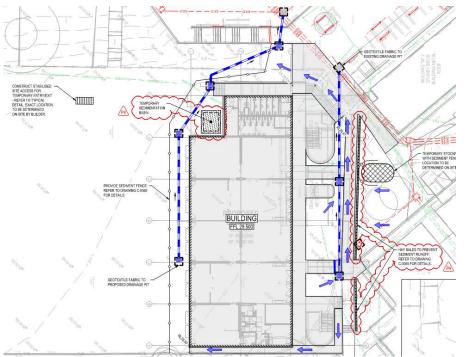


Figure 8. Sediment and erosion control



10. Bulk Earthworks

During bulk earthworks, 150mm topsoil removal within the proposed site, platform for the proposed ramp & footpath, stormwater pipes and pits are expected except in the area below the suspended slab. The total volume of bulk is relatively reasonable with approximately 76.5cu.m cut required which is based on 118.5cu.m cut and 42.0cu.m fill respectively (See **Figure 9** below).



Figure 9. Bulk earthworks

BULK EARTHWORKS I.D MIN. ELEVATION MAX. ELEVATION COLOUR 1 -2.000m -1.500m Image: Colour Colour 2 -1.500m -1.000m Image: Colour 3 -1.000m -0.500m Image: Colour 4 -0.500m 0.000m Image: Colour 5 0.000m 0.500m Image: Colour

EARTHWORKS (QUANTITIES
TOTAL CUT VOLUME = TOTAL FILL VOLUME =	118.447m ^a 41.955m ^a
NET IMPORT VOLUME =	76.492m ^a
(NET VOLUME EXCLUDES STRIPPED SO THIS IS ASSUMED TO BE REMOVED FR	

11. Construction Management

During the construction phase, the maintenance and monitoring of erosion and sediment control measures remain the responsibility of the project Contractor. Details of the inspection frequency expected will need to be noted within the Operational Environmental Management Plan (EMP). If during the construction phase of the activity, it is deemed necessary, monitoring of the erosion and sediment control measures will be undertaken by a qualified consultant to determine the impact of construction activities on the subject site only.



12. Mitigation Measures

A summary of mitigation measures is outlined below and detailed in the relevant report sections.

Project Stage Design(D) Construction(C) Operation (O)	Mitigation Measures	Reason For Mitigation Measure	Relevant Section Report	of
C/O	Flood Mitigation – Sufficient drainage provisions should be provided around the proposed building with retaining walls, localized trench drain and diversions around the building during PMF events.	of overland flow during	Section 6	
D / O	Stormwater Quality Treatment – Treatment measures are not expected to significantly impact the surrounding receivers and are predicted to comply with design criteria.	To improve water quality to meet the council requirements.	Section 8	
C/O	Sediment and erosion control – Sediment and erosion measures are not anticipated to significantly impact the site by mitigation of sediment basin, straw bales, inlet traps & filters.	and erosion during construction and early	Section 9	
С	All works will be scheduled in accordance with the following: Works to be scheduled talking into account approved works hours, any restrictions relevant to specific tolls / activities and respite periods etc.	of construction activities on the subject site.	Section 11	



13. Evaluation of Environmental Impacts

This report has been prepared to assess the potential environmental impacts that could arise from the activity of The Ulladulla High School 55 South Street, Ulladulla NSW 2539. Water quality and sediment & erosion control are adequately adopted throughout the site during early works and construction phase by water quality tools, sediment fences, and proper mitigation measures and inspection and maintenance work will be scheduled during off peak hours and approved work hours.

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity are minor. It is determined that:

- The extent and nature of potential impacts are low environmental impacts in terms of adequate stormwater management system with WSUD devices adjacent to the neighbouring property and will not have significant effects on the locality, community and the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community and the environment.

14. References

AS/NZ 3500.3:2003 Stormwater Drainage AS/NZ 1428.1:2009 Design for access and mobility Architectural plans by Fulton Tratter; Shoalhaven Council _ DCP_2014_Chapter_G2 p Watercom – *DRAINS Version 2023.07* Ulladulla High School upgrade

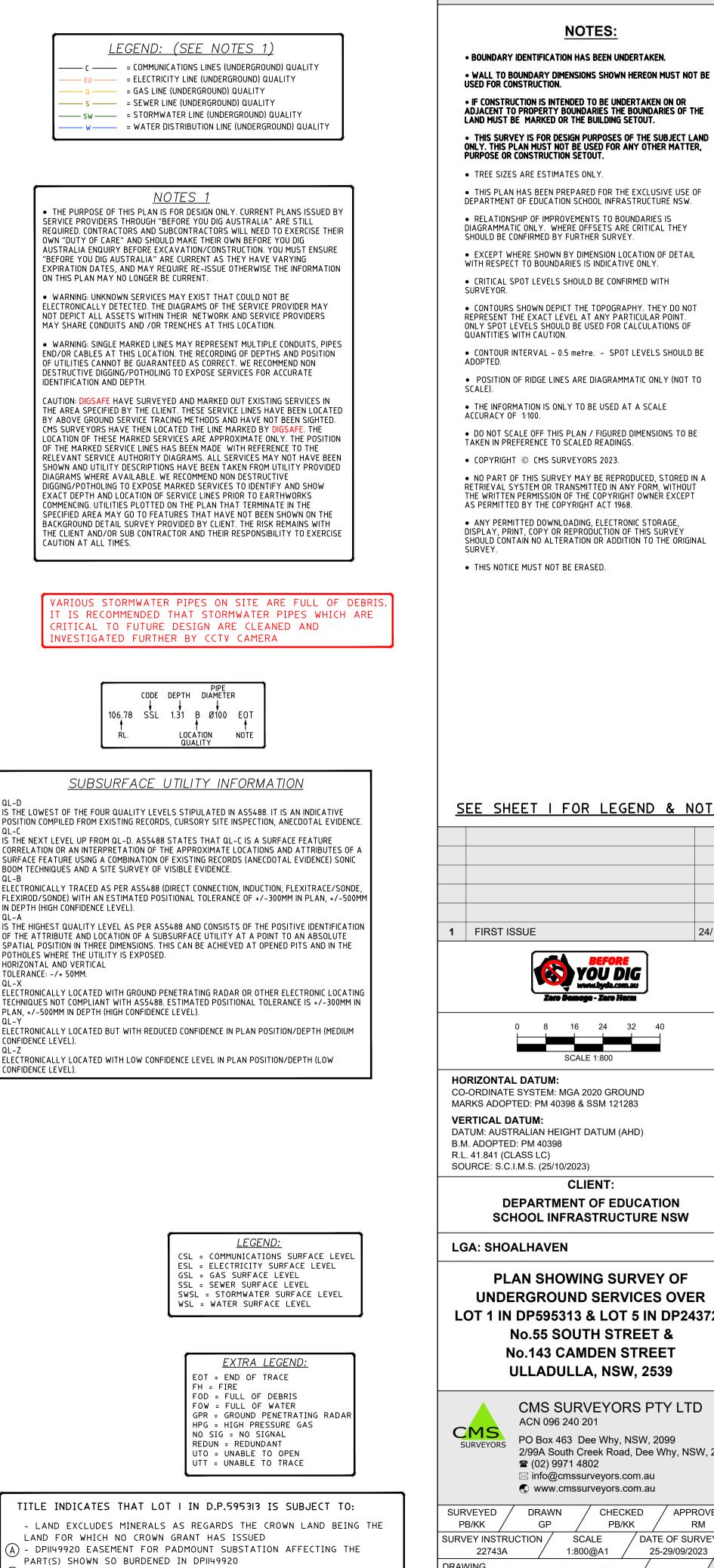
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Appendix A – Survey



EU = ELECTRICITY LINE (UNDERGROUND) QUALITY NOTES SERVICE PROVIDERS THROUGH "BEFORE YOU DIG AUSTRALIA" ARE STILL OWN "DUTY OF CARE" AND SHOULD MAKE THEIR OWN BEFORE YOU DIG "BEFORE YOU DIG AUSTRALIA" ARE CURRENT AS THEY HAVE VARYING ON THIS PLAN MAY NO LONGER BE CURRENT. WARNING: UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND /OR TRENCHES AT THIS LOCATION. OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH. CMS SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY DIGSAFE. THE OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE CAUTION AT ALL TIMES. INVESTIGATED FURTHER BY CCTV CAMERA 106.78 SUBSURFACE UTILITY INFORMATION IS THE LOWEST OF THE FOUR QUALITY LEVELS STIPULATED IN AS5488. IT IS AN INDICATIVE IS THE NEXT LEVEL UP FROM QL-D. AS5488 STATES THAT QL-C IS A SURFACE FEATURE SURFACE FEATURE USING A COMBINATION OF EXISTING RECORDS (ANECDOTAL EVIDENCE) SONIC BOOM TECHNIQUES AND A SITE SURVEY OF VISIBLE EVIDENCE QL-B IN DEPTH (HIGH CONFIDENCE LEVEL). QL-A OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THIS CAN BE ACHIEVED AT OPENED PITS AND IN THE POTHOLES WHERE THE UTILITY IS EXPOSED. HORIZONTAL AND VERTICAL TOLERANCE: -/+ 50MM. QL-X PLAN, +/-500MM IN DEPTH (HIGH CONFIDENCE LEVEL). ELECTRONICALLY LOCATED BUT WITH REDUCED CONFIDENCE IN PLAN POSITION/DEPTH (MEDIUM CONFIDENCE LEVEL). QL-Z ELECTRONICALLY LOCATED WITH LOW CONFIDENCE LEVEL IN PLAN POSITION/DEPTH (LOW CONFIDENCE LEVEL).



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DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 40398 R.L. 41.841 (CLASS LC)

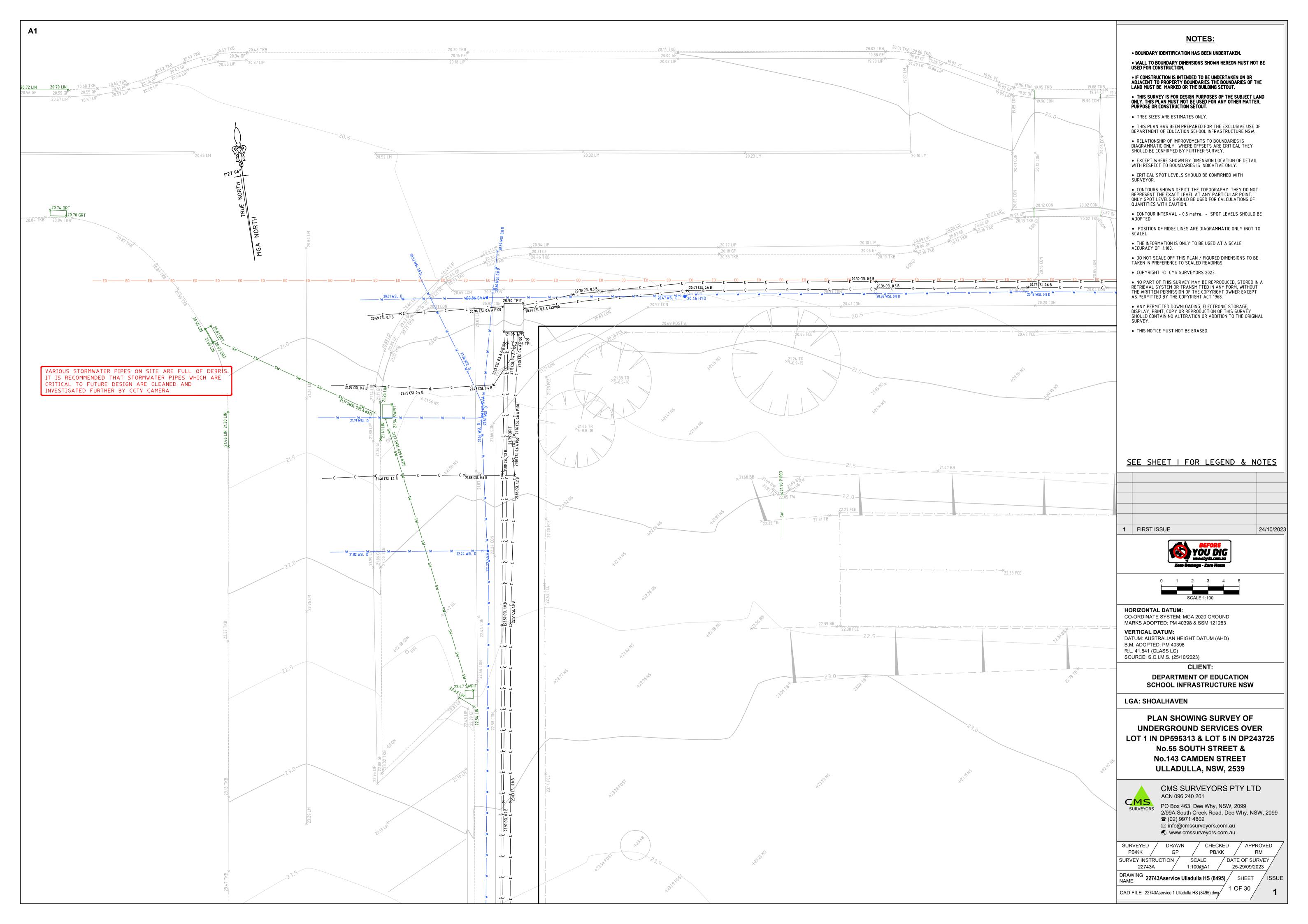
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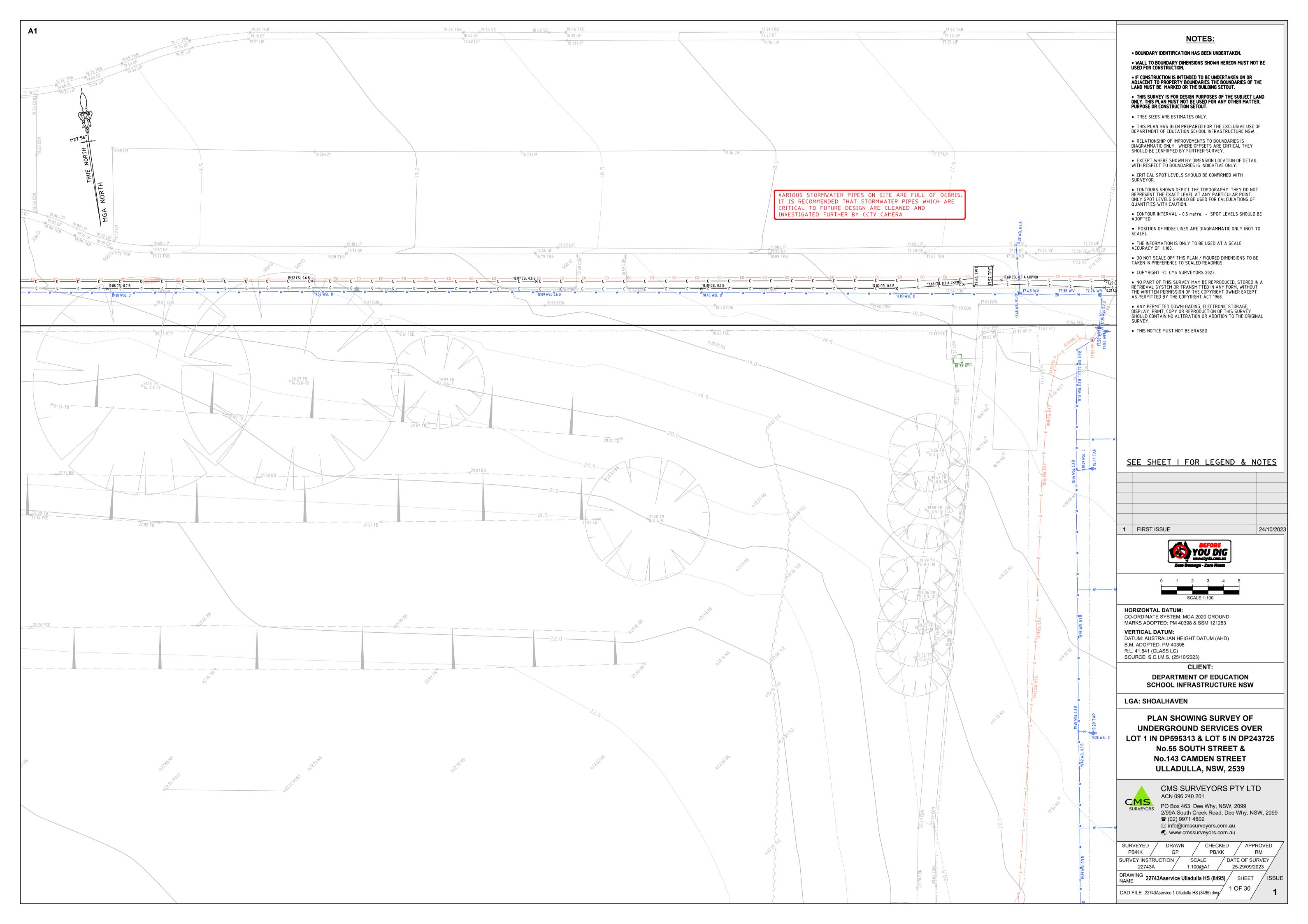
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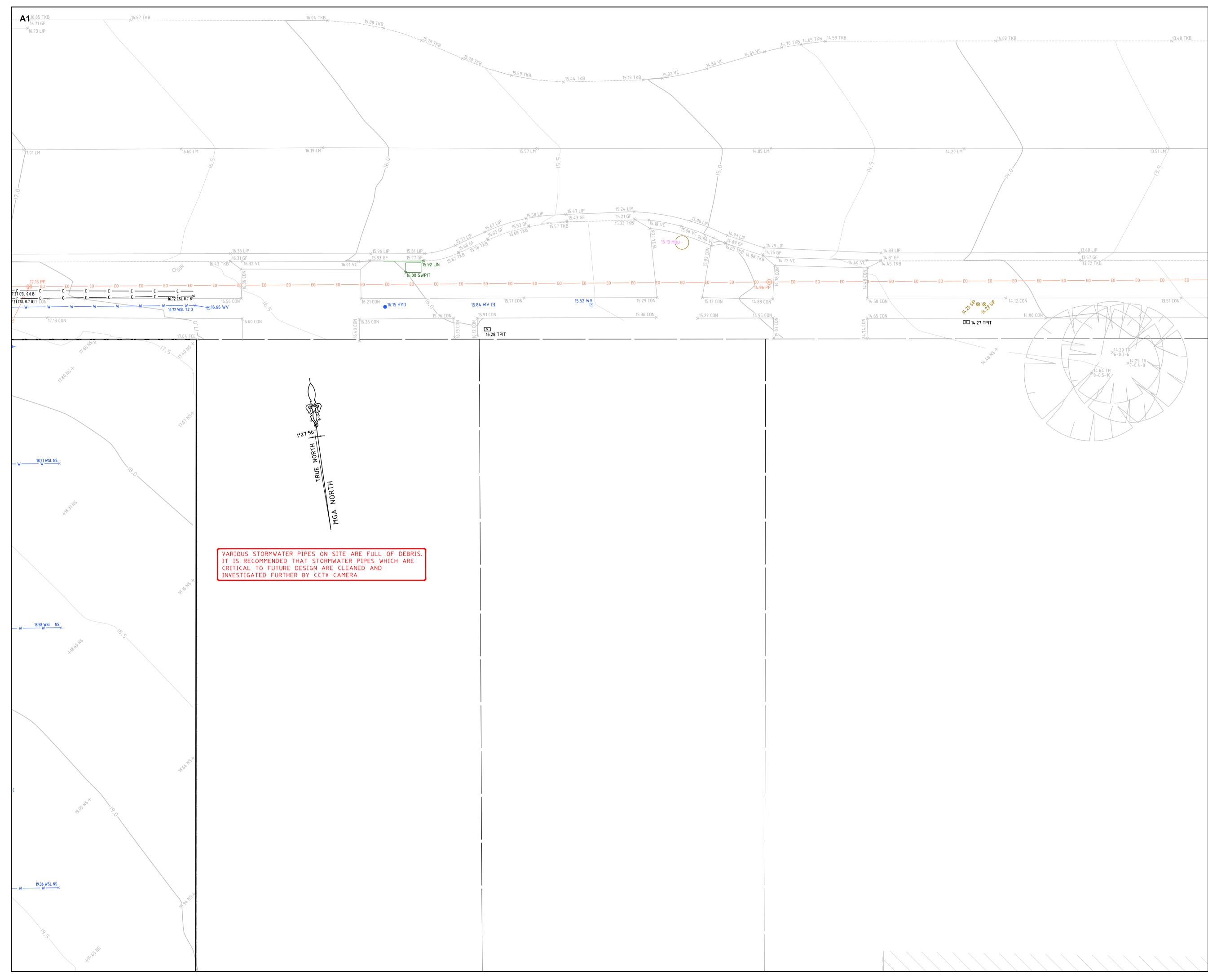
LGA: SHOALHAVEN

PLAN SHOWING SURVEY OF UNDERGROUND SERVICES OVER LOT 1 IN DP595313 & LOT 5 IN DP243725 No.55 SOUTH STREET & No.143 CAMDEN STREET ULLADULLA, NSW, 2539 CMS SURVEYORS PTY LTD ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099 2/99A South Creek Road, Dee Why, NSW, 2099 🖀 (02) 9971 4802 ⊠ info@cmssurveyors.com.au 🔇 www.cmssurveyors.com.au CHECKED / APPROVED DRAWN GP PB/KK RM SURVEY INSTRUCTION /SCALE DATE OF SURVEY 1:800@A1 25-29/09/2023 DRAWING 22743Aservice Ulladulla HS (8495) SHEET ISSUE 1 OF 30

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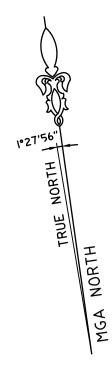
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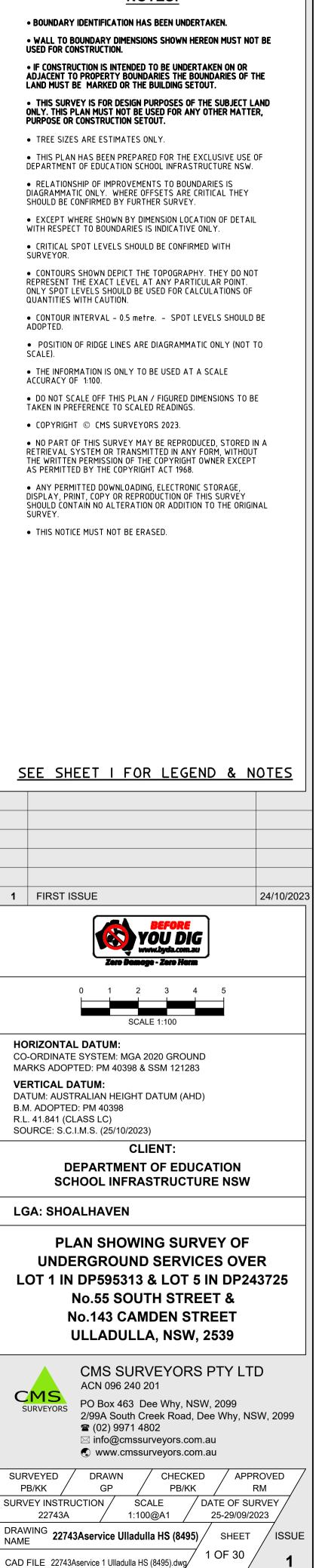
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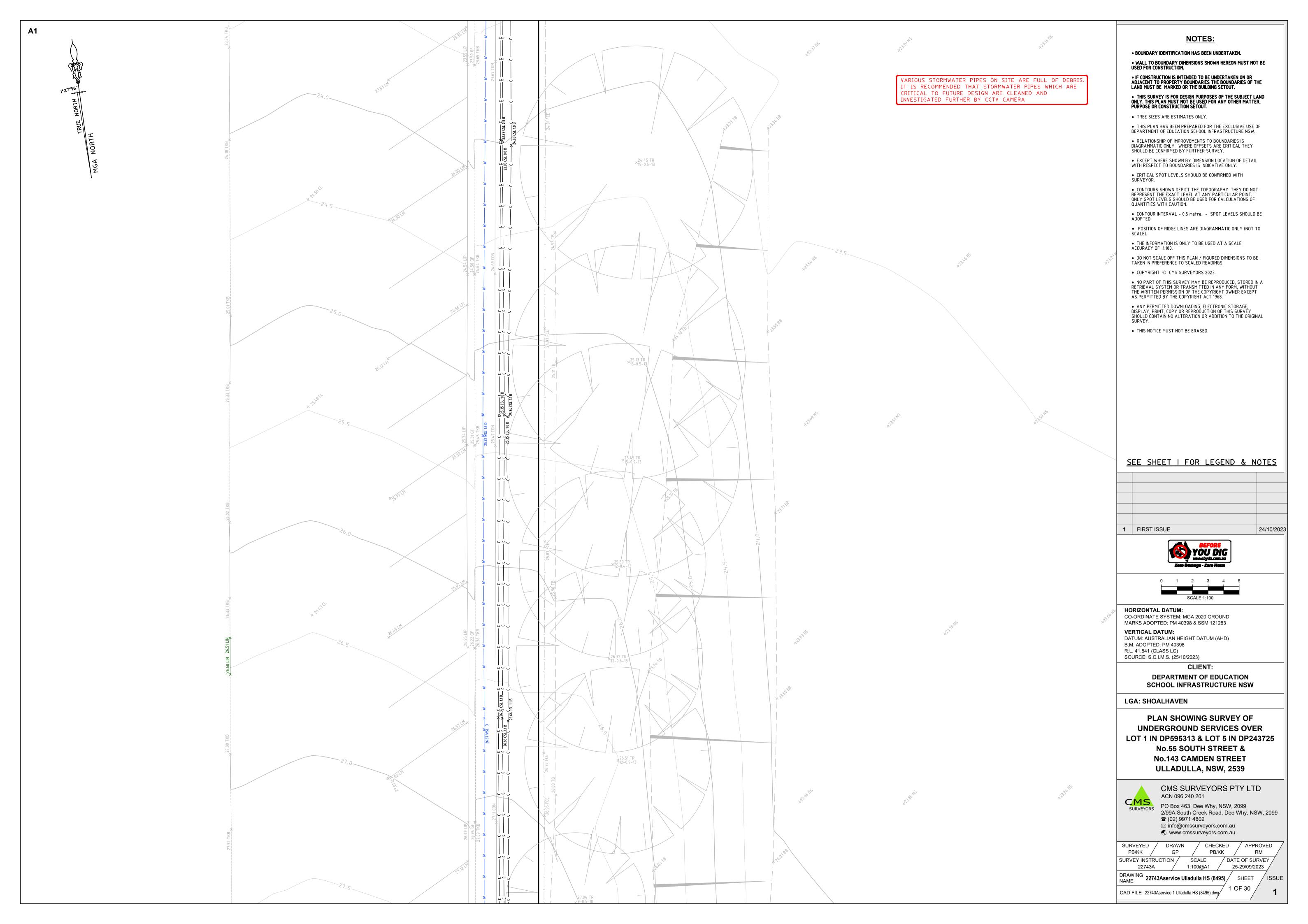
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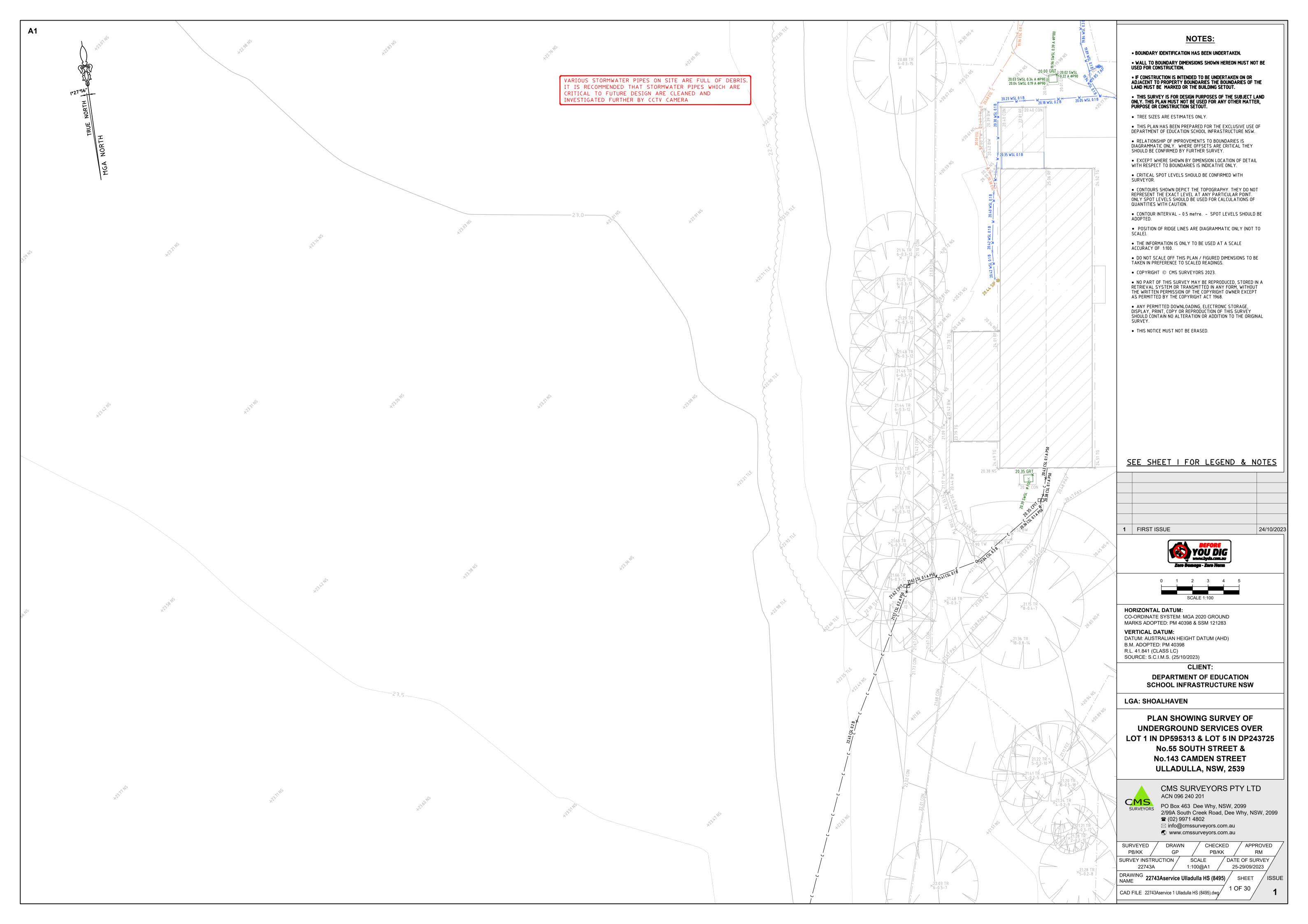
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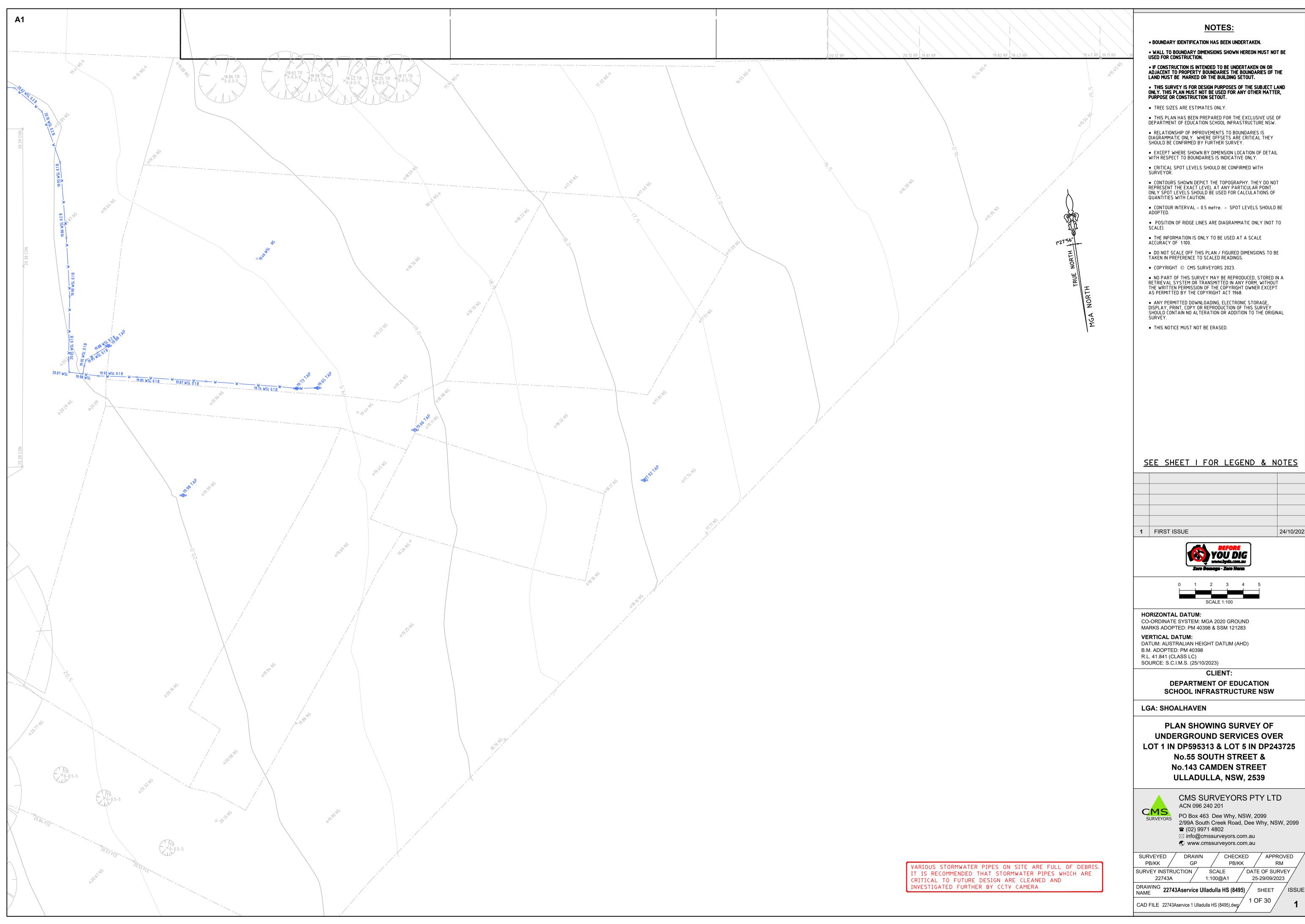




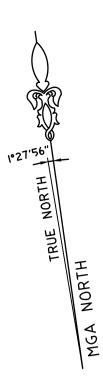


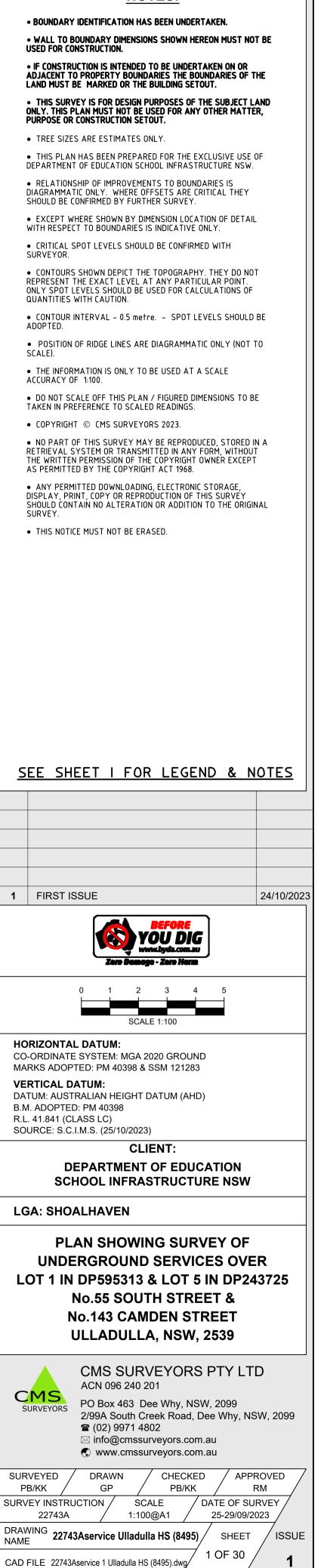






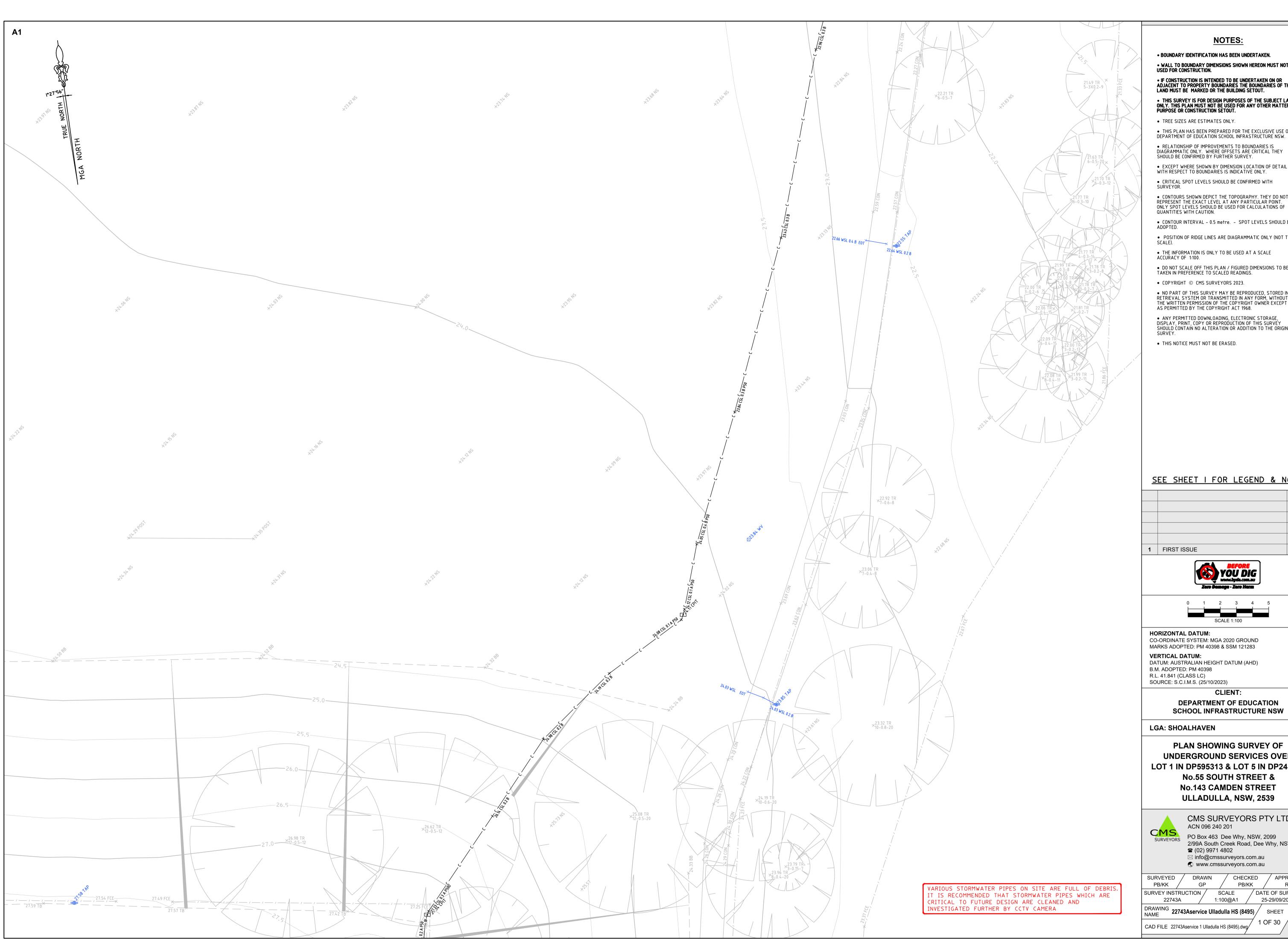








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	1 FIRST ISSUE 24/10/2023
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×*	www.byda.com.au Zero Domoge - Zero Horm
	0 1 2 3 4 5
	SCALE 1:100 HORIZONTAL DATUM:
	CO-ORDINATE SYSTEM: MGA 2020 GROUND MARKS ADOPTED: PM 40398 & SSM 121283
	VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
	B.M. ADOPTED: PM 40398 R.L. 41.841 (CLASS LC)
	SOURCE: S.C.I.M.S. (25/10/2023)
	DEPARTMENT OF EDUCATION
	SCHOOL INFRASTRUCTURE NSW
	LGA: SHOALHAVEN
	PLAN SHOWING SURVEY OF
	UNDERGROUND SERVICES OVER LOT 1 IN DP595313 & LOT 5 IN DP243725
	No.55 SOUTH STREET &
	No.143 CAMDEN STREET
	ULLADULLA, NSW, 2539
	CMS SURVEYORS PTY LTD
	ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099
	2/99A South Creek Road, Dee Why, NSW, 2099 (02) 9971 4802
	⊠ info@cmssurveyors.com.au € www.cmssurveyors.com.au
	SURVEYED DRAWN CHECKED APPROVED
	PB/KK GP PB/KK RM SURVEY INSTRUCTION SCALE DATE OF SURVEY
/ /	22743A 1:100@A1 25-29/09/2023 DRAWING 22743Aservice Ulladulla HS (8495) SHEET ISSUE
	NAME 22743Aservice Oliadulia HS (6493) SHEET ISSUE
	CAD FILE 22743Aservice 1 Ulladulla HS (8495).dwg



 BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN. • WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.

• IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.

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SURVEYOR. • CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

 CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.

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		04/40/000
1	FIRST ISSUE	24/10/2023
	BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm	
	0 1 2 3 4 5 SCALE 1:100	
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DA B.M R.L	RTICAL DATUM: TUM: AUSTRALIAN HEIGHT DATUM (AHD) 1. ADOPTED: PM 40398 . 41.841 (CLASS LC) URCE: S.C.I.M.S. (25/10/2023)	
	CLIENT:	
	DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE NSW	
LG	A: SHOALHAVEN	
L	PLAN SHOWING SURVEY OF UNDERGROUND SERVICES OVE OT 1 IN DP595313 & LOT 5 IN DP24 No.55 SOUTH STREET & No.143 CAMDEN STREET ULLADULLA, NSW, 2539	
S	CMS SURVEYORS PTY LT ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099 2/99A South Creek Road, Dee Why, NS ☎ (02) 9971 4802 ⊠ info@cmssurveyors.com.au € www.cmssurveyors.com.au	
Ρ	В/КК / GP / РВ/КК / Г	
SURV	'EY INSTRUCTION SCALE DATE OF SU 22743A 1:100@A1 25-29/09/20	/

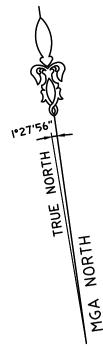
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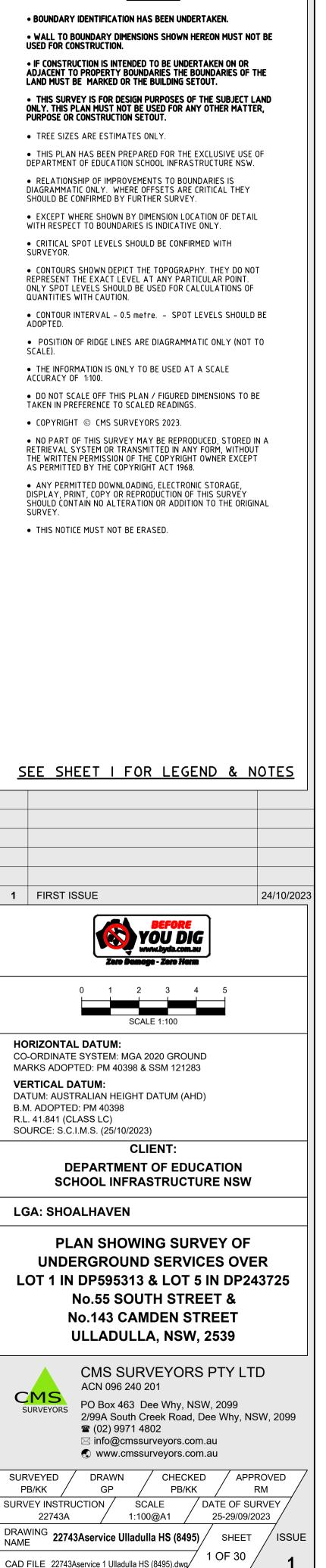
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1 OF 30



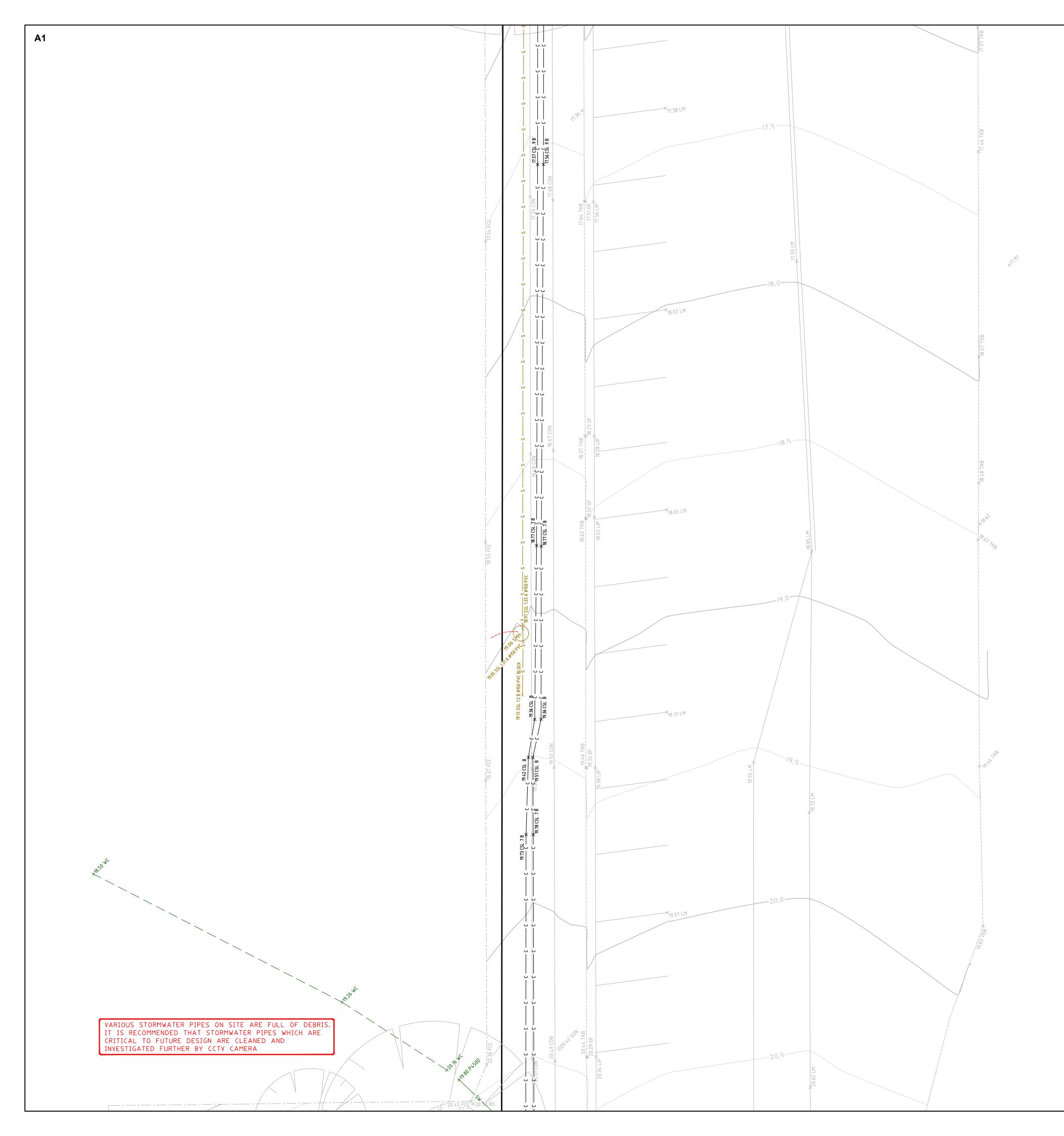


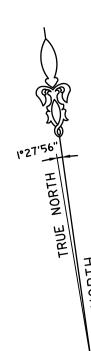


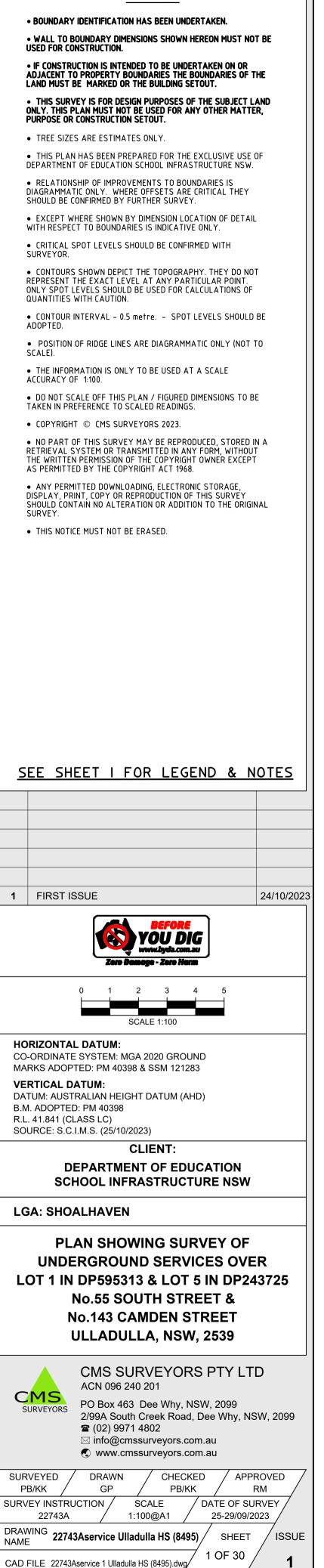


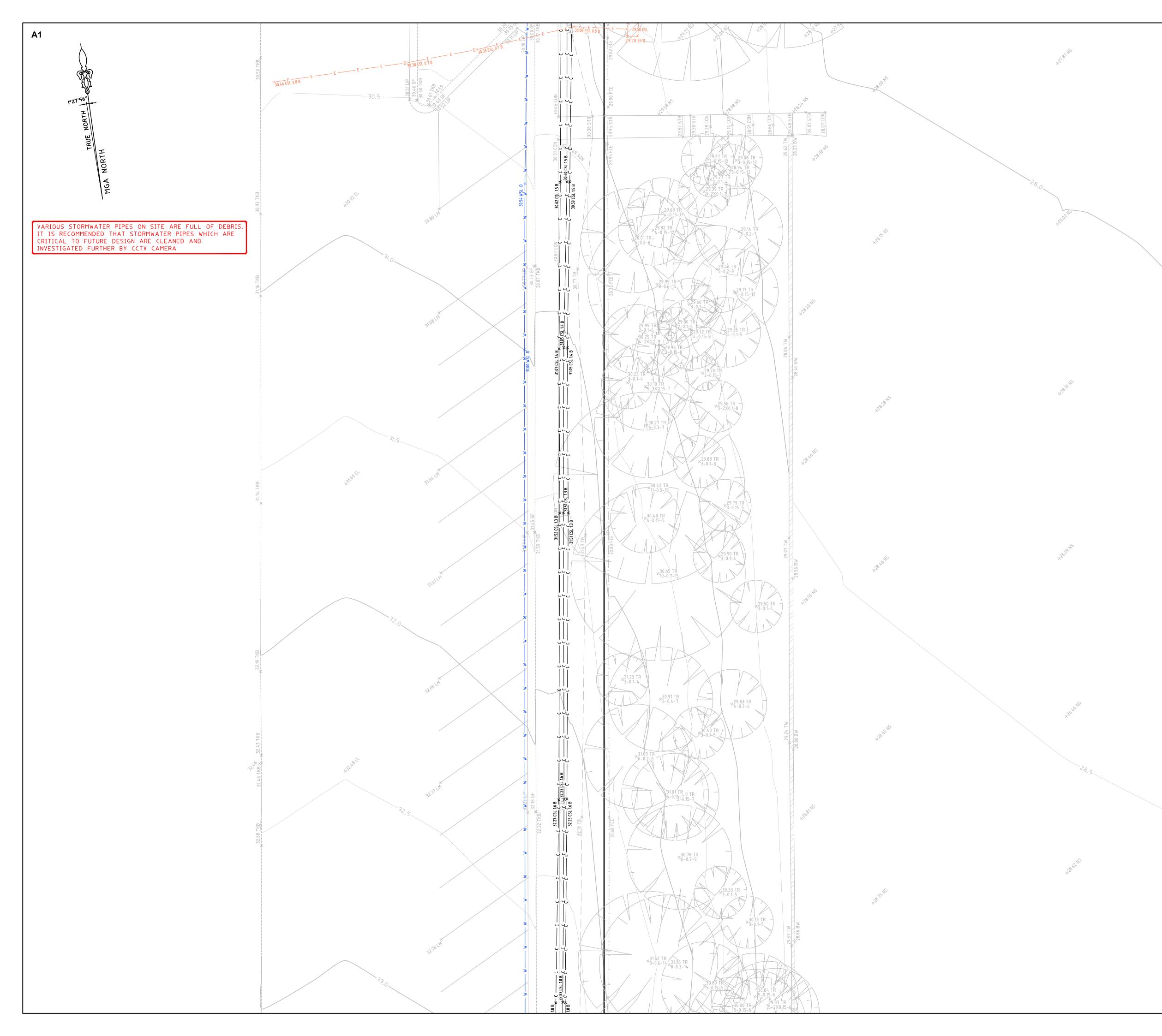
CAD FILE 22743Aservice 1 Ulladulla HS (8495).dwg/

VARIOUS STORMWATER PIPES ON SITE ARE FULL OF DEBRIS. IT IS RECOMMENDED THAT STORMWATER PIPES WHICH ARE CRITICAL TO FUTURE DESIGN ARE CLEANED AND







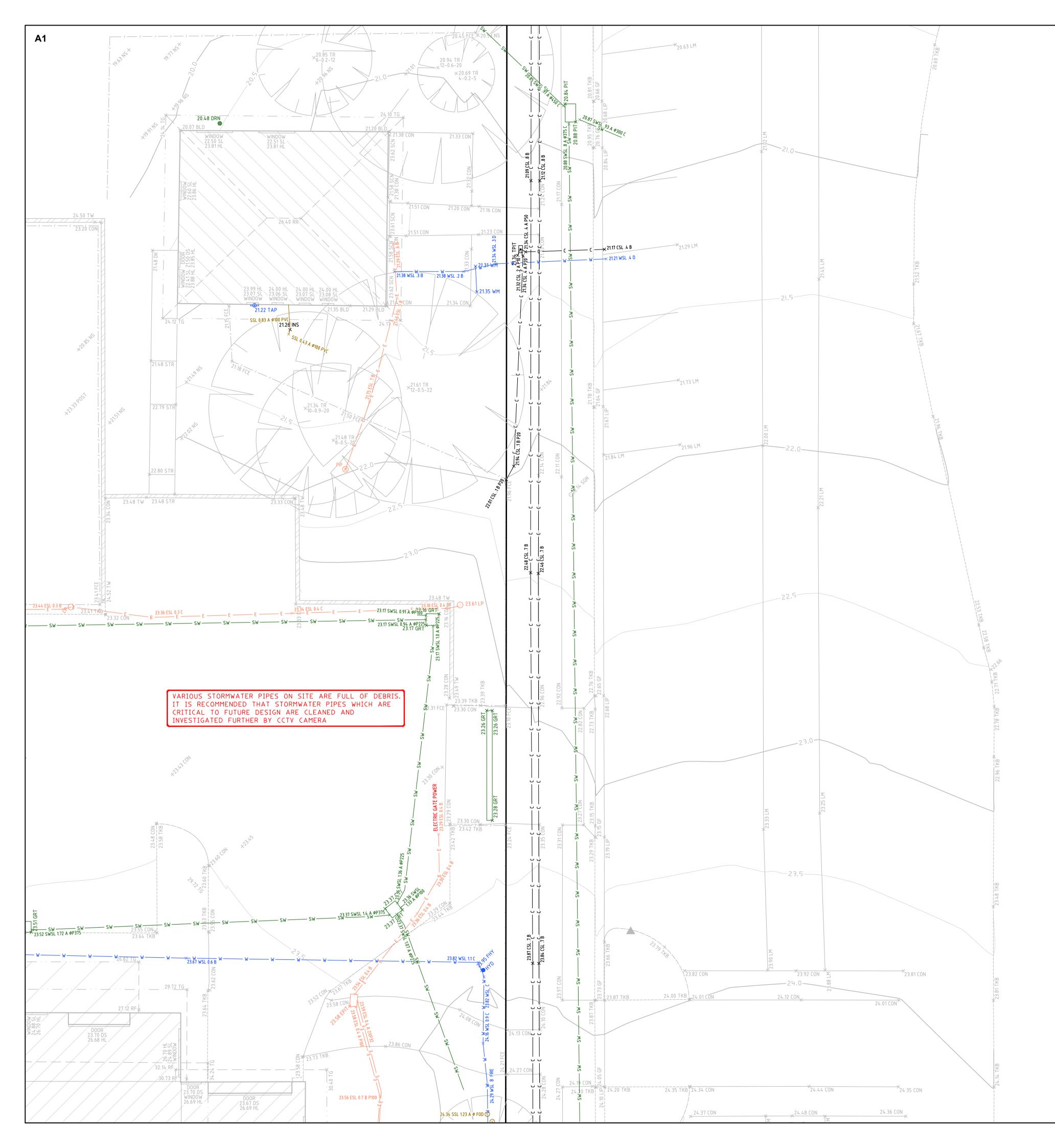


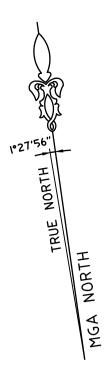
NOTES:
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USED FOR CONSTRUCTION. • IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR
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QUANTITIES WITH CAUTION. • CONTOUR INTERVAL - 0.5 metre SPOT LEVELS SHOULD BE
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1 FIRST ISSUE 24/10/2023
Zero Demoge - Zero Herm
0 1 2 3 4 5
SCALE 1:100
HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA 2020 GROUND
MARKS ADOPTED: PM 40398 & SSM 121283 VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 40398
R.L. 41.841 (CLASS LC) SOURCE: S.C.I.M.S. (25/10/2023)
CLIENT: DEPARTMENT OF EDUCATION
SCHOOL INFRASTRUCTURE NSW
LGA: SHOALHAVEN
PLAN SHOWING SURVEY OF UNDERGROUND SERVICES OVER
LOT 1 IN DP595313 & LOT 5 IN DP243725
No.55 SOUTH STREET & No.143 CAMDEN STREET
ULLADULLA, NSW, 2539
CMS SURVEYORS PTY LTD
ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099 2 (02) 9971 4802
info@cmssurveyors.com.au € www.cmssurveyors.com.au
SURVEYED DRAWN CHECKED APPROVED PB/KK GP PB/KK RM
SURVEY INSTRUCTIONSCALEDATE OF SURVEY22743A1:100@A125-29/09/2023
DRAWING 22743Aservice Ulladulla HS (8495) SHEET ISSUE
CAD FILE 22743Aservice 1 Ulladulla HS (8495).dwg

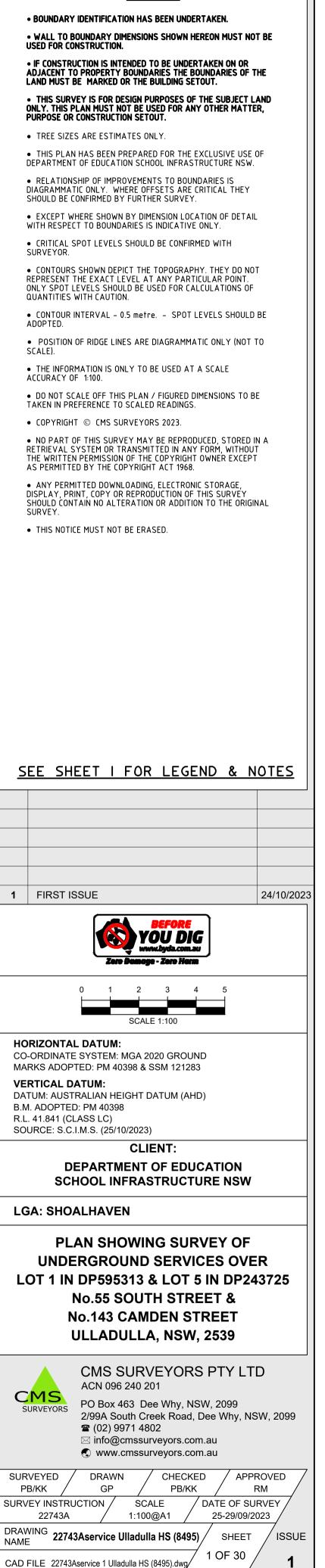


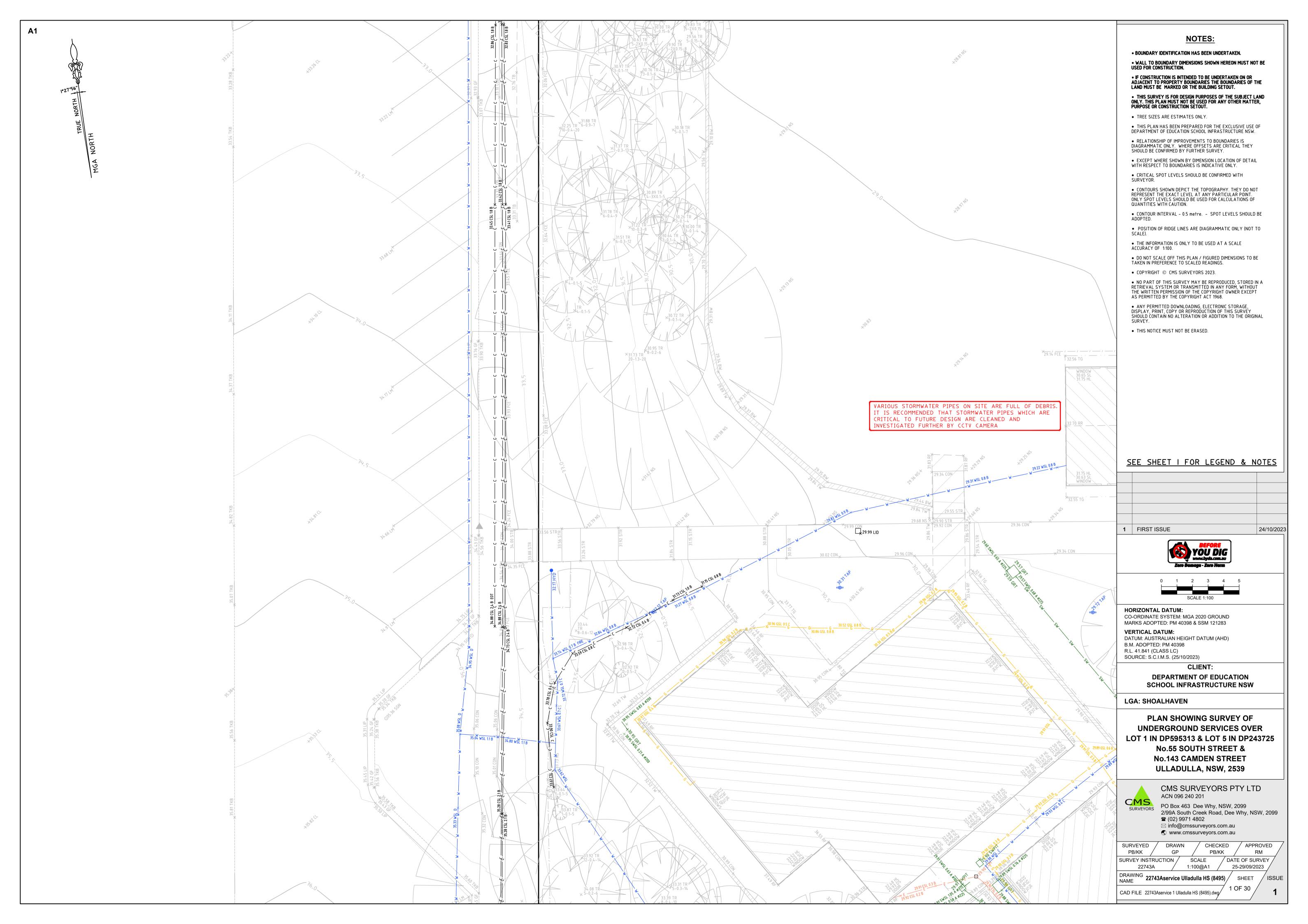


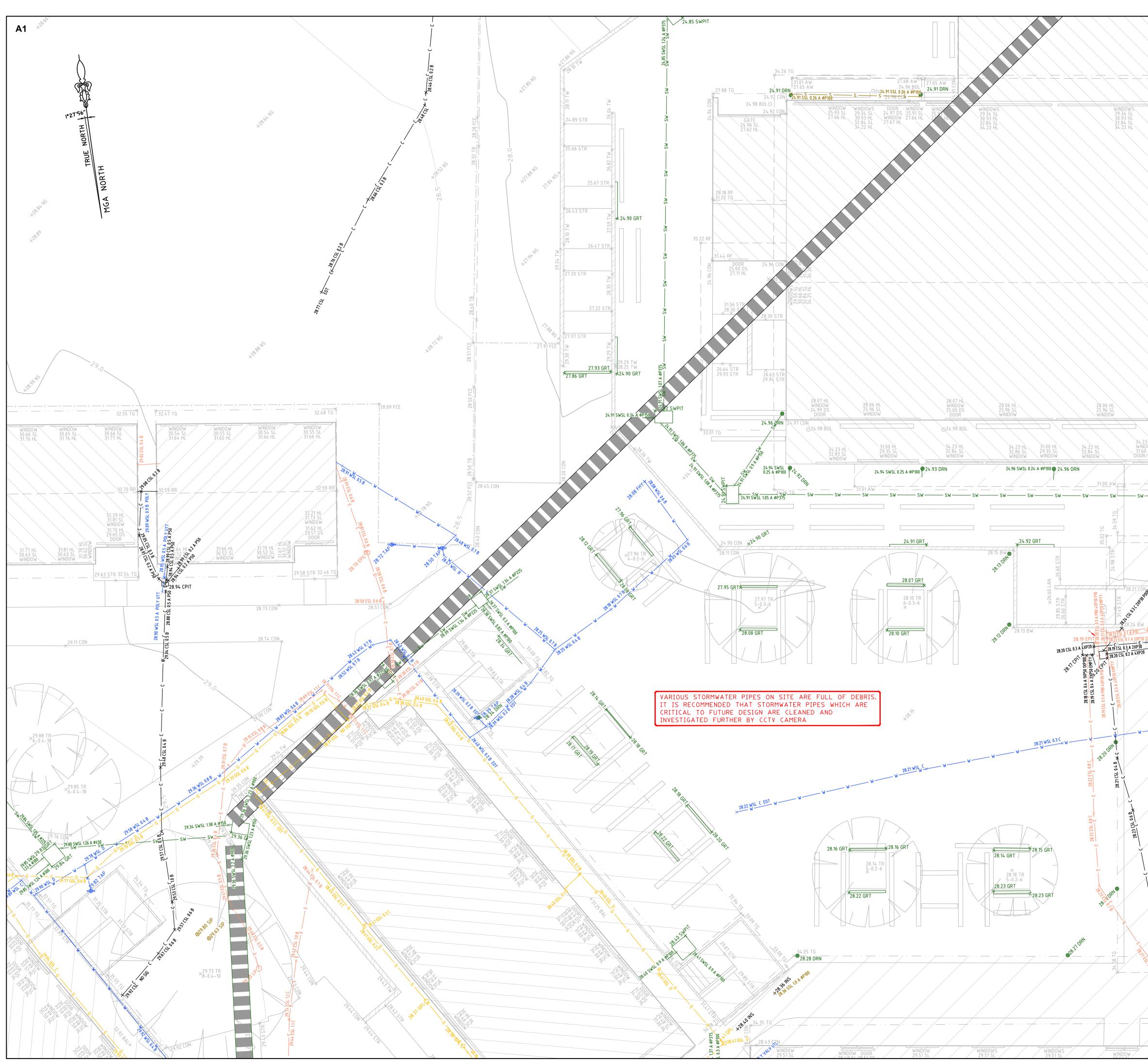




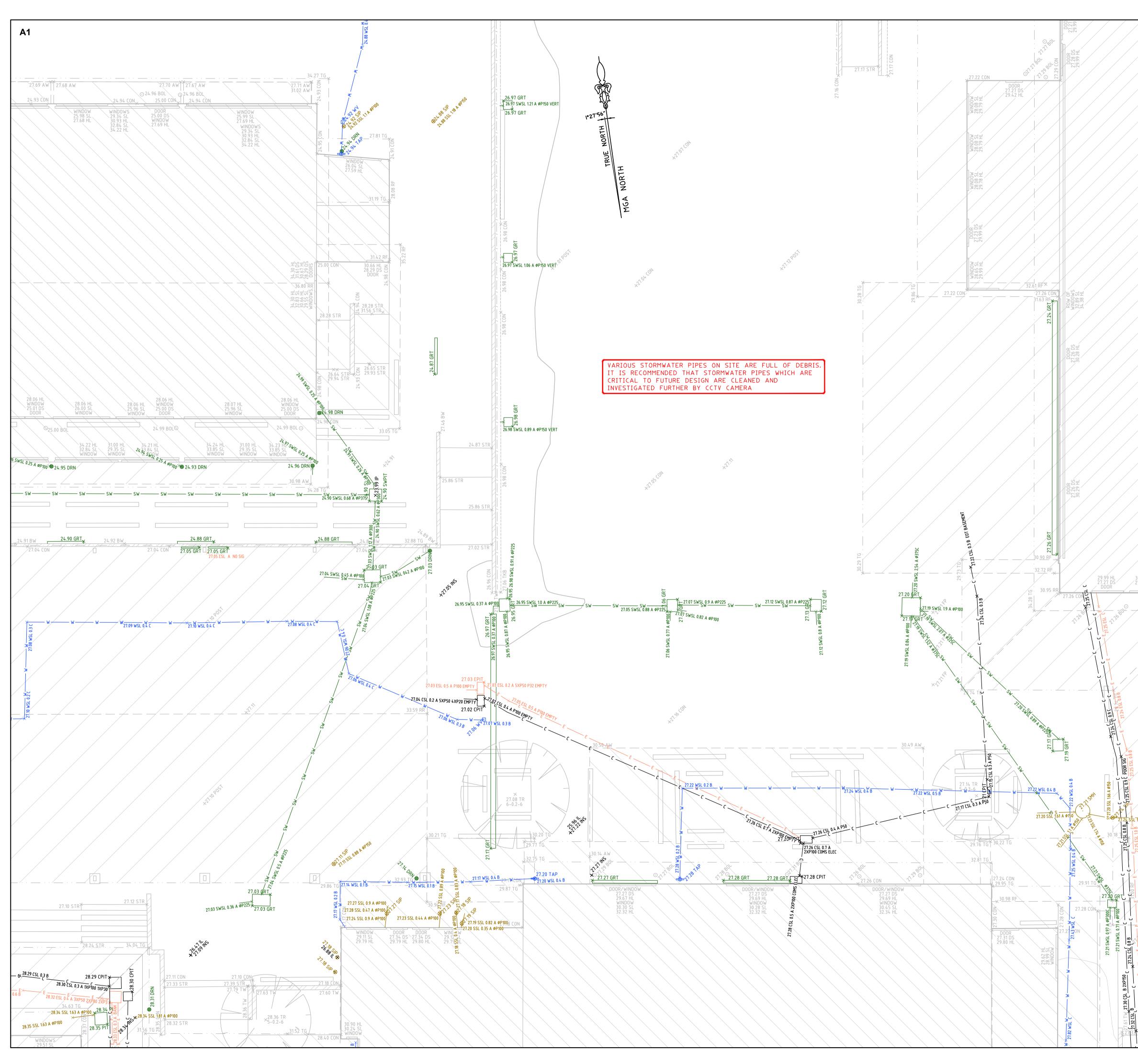




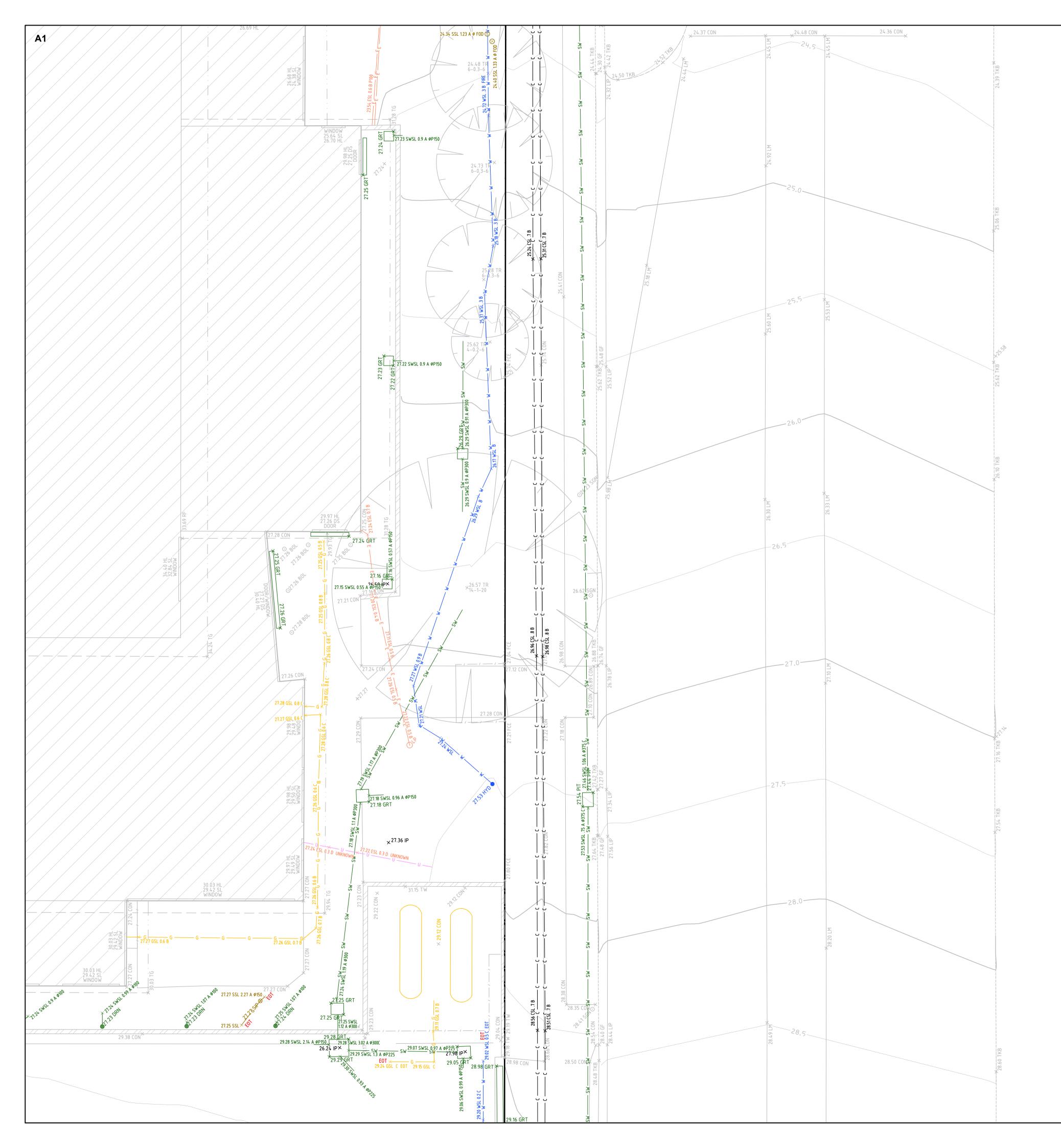


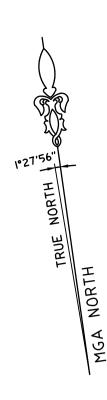


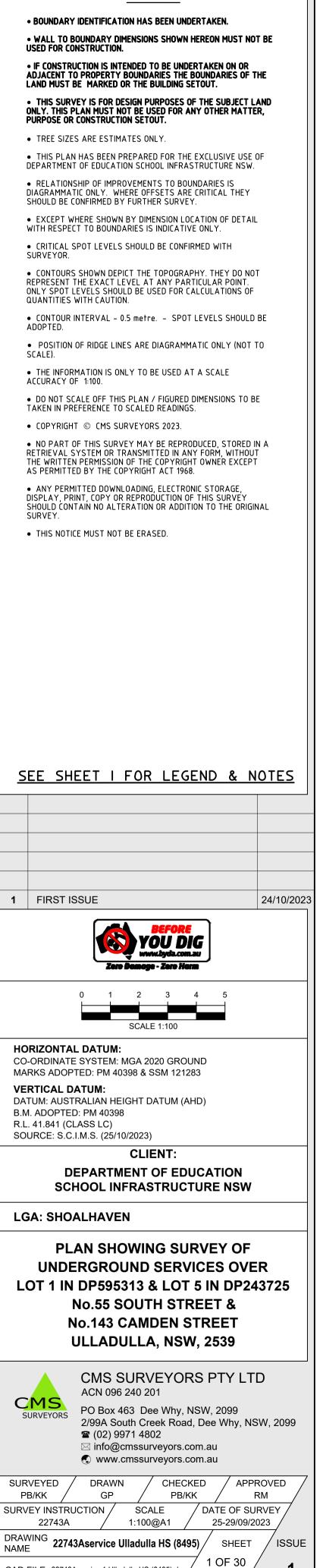
27.69 AW 27.70 AW C24.98 BOL 24.93 CON 24.98 CO 25.94 SL 25.92 SL 25.00 D 27.68 HL 27.69 HL WINDOW 27.70 H	24.95 BUL 24.91 CON WINDOWS WINDOW S 29.34 SL 25.97 SL W 30.93 HL 27.70 HL	 NOTES: BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN. WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION. IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT. THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN HUST NOT BE USED FOR ANY OTHER MATTER, URPOSE OR CONSTRUCTION SETOUT. TREE SIZES ARE ESTIMATES ONLY. THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE NSW. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SUBJECT TO BOUNDARIES IS INDICATIVE ONLY. EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY. CINITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH USPOT LEVELS SHOULD BE CONFIRMED WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY. CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF UNANTITIES WITH CAUTION. CONTOUR INTERVAL - 0.5 metre SPOT LEVELS SHOULD BE ADD FOR CALCULATIONS OF UNANTITIES WITH CAUTION. ONTOT RIDEL LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE). THENORMATION IS ONLY TO BE USED AT A SCALE ACCURARY OF 1:10. ON OT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. OPYRIGHT © C MS SURVEYORS 2023.
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28.06 HL WINDOW 27.11 HL 25.00 DS 25.01 DS DOOR DOOR	28.06 HL 25.96 SL WINDOW	
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		DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE NSW
	27.04 GRT 32.94 TG	LGA: SHOALHAVEN PLAN SHOWING SURVEY OF UNDERGROUND SERVICES OVER LOT 1 IN DP595313 & LOT 5 IN DP243725 No.55 SOUTH STREET & No.143 CAMDEN STREET ULLADULLA, NSW, 2539
8 90 1 55 56 8 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1	28.24 DRN 28.24 DRN	CMS SURVEYORS PTY LTD ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099 2/99A South Creek Road, Dee Why, NSW, 2099 (02) 9971 4802 info@cmssurveyors.com.au www.cmssurveyors.com.au SURVEYED DRAWN
28.30 ESE 0.6 B	E E	PB/KK GP PB/KK RM SURVEY INSTRUCTION SCALE DATE OF SURVEY 22743A 1:100@A1 25-29/09/2023
		DRAWING NAME22743Aservice Ulladulla HS (8495)SHEETISSUECAD FILE 22743Aservice 1 Ulladulla HS (8495).dwg1 OF 301



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				NOTES:
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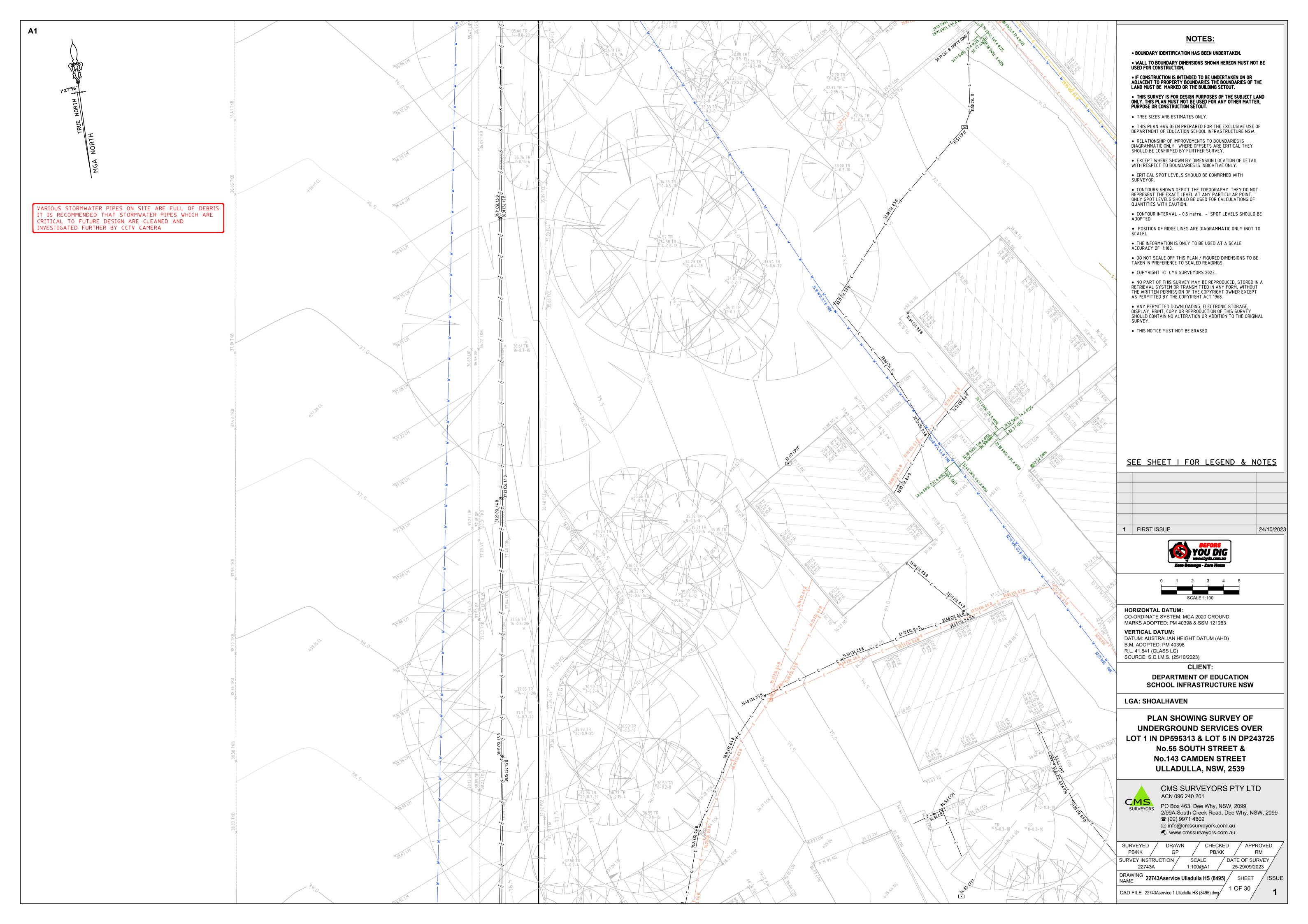


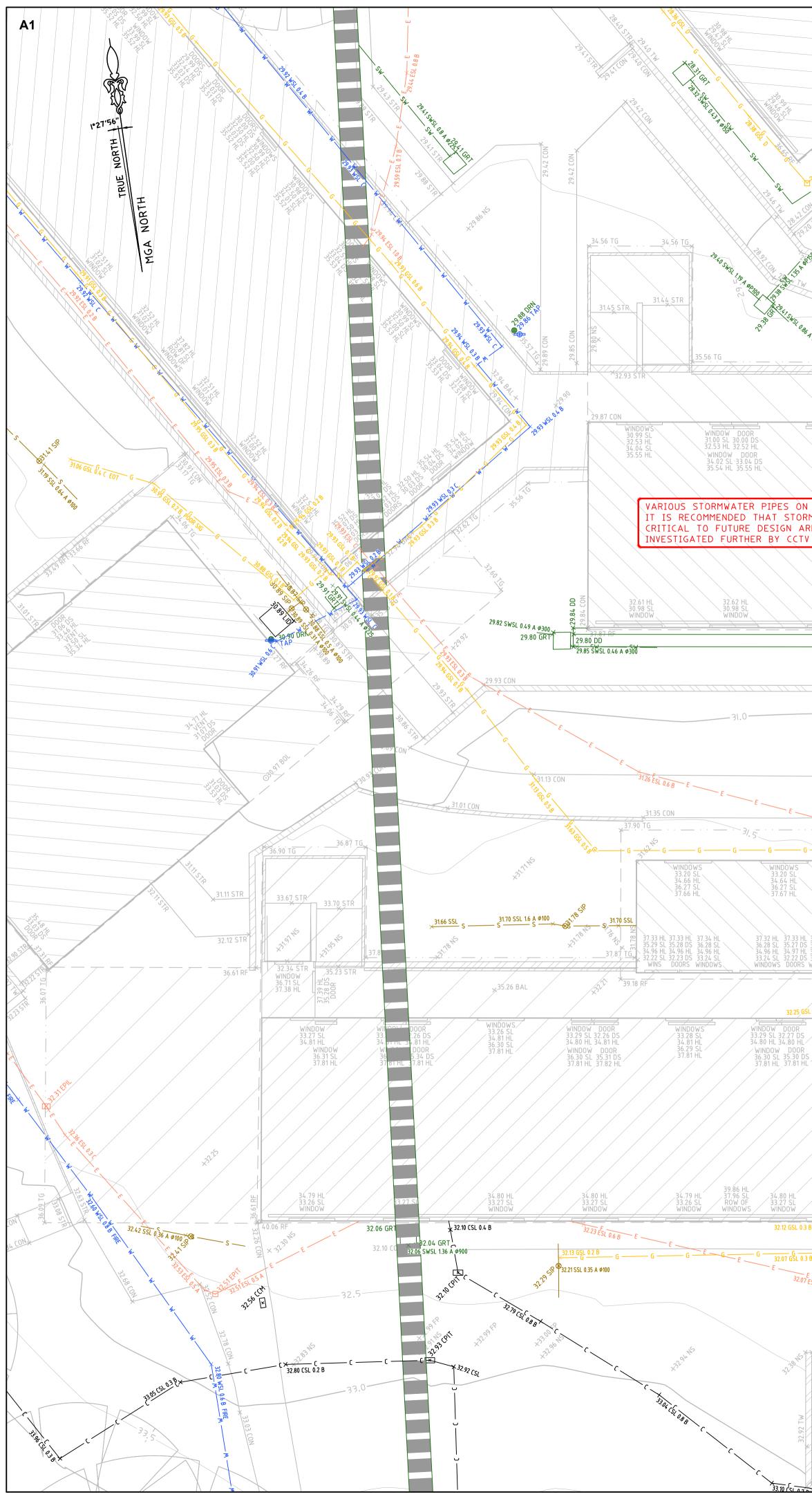


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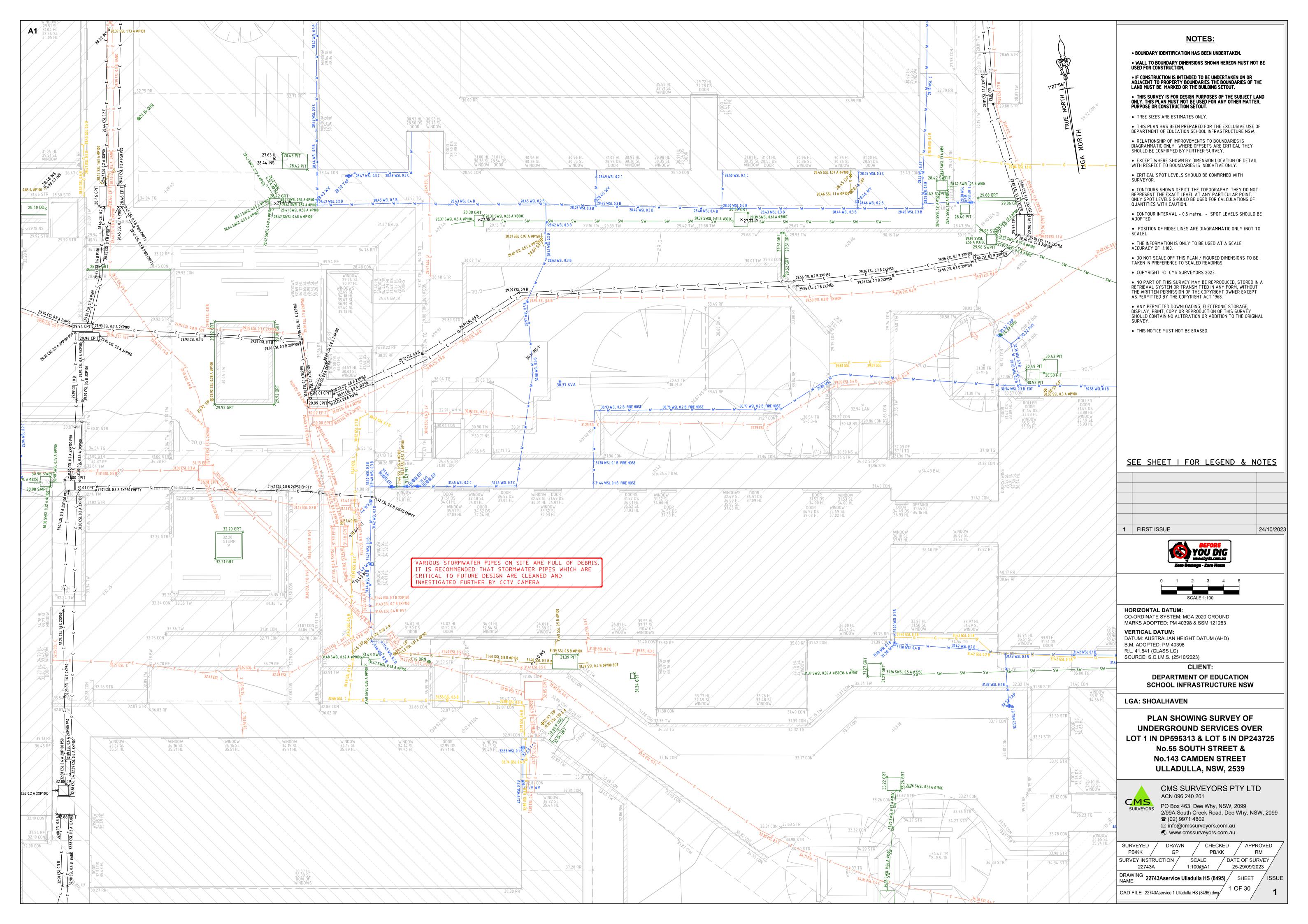
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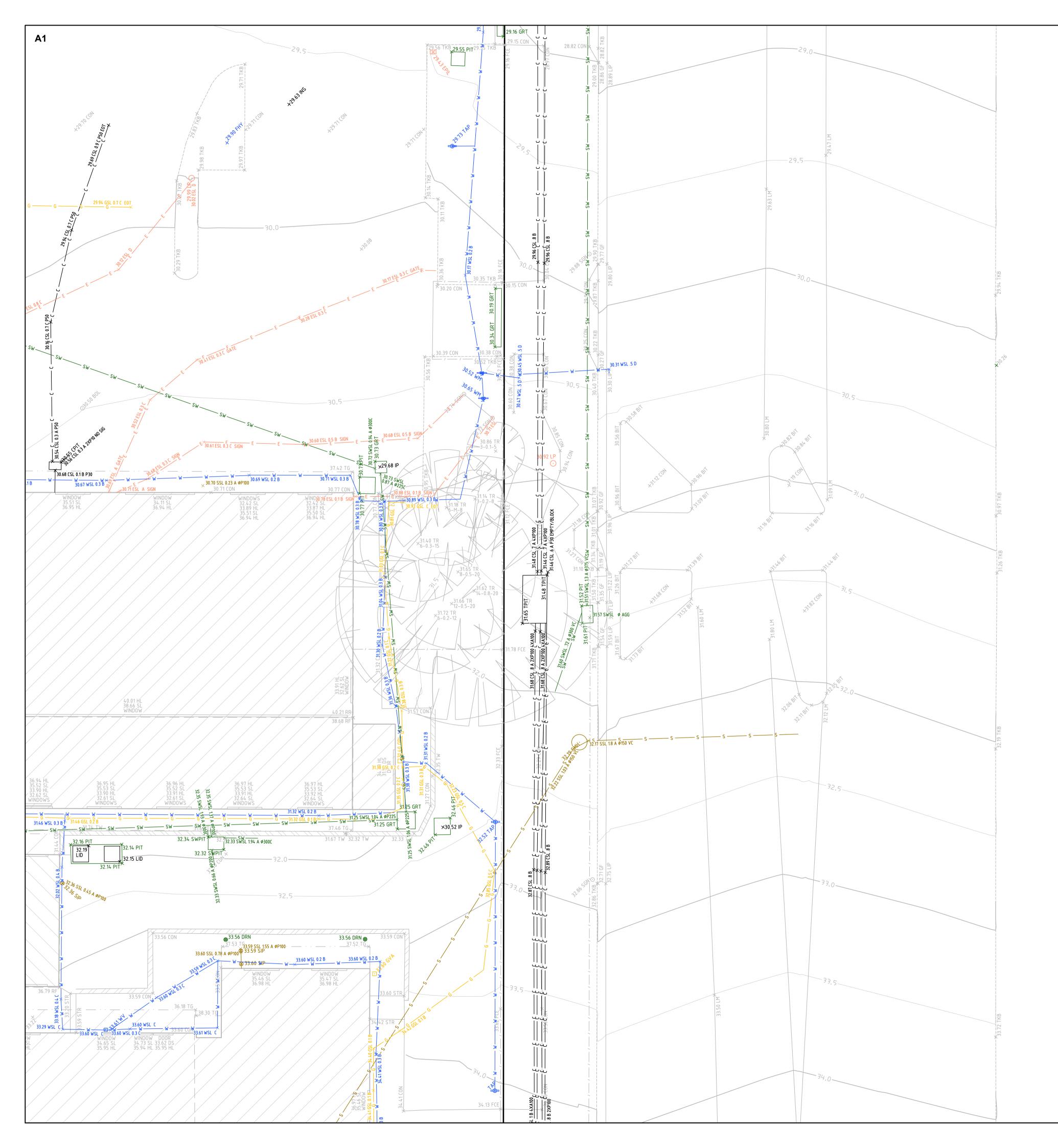
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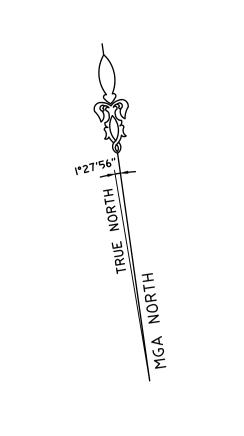


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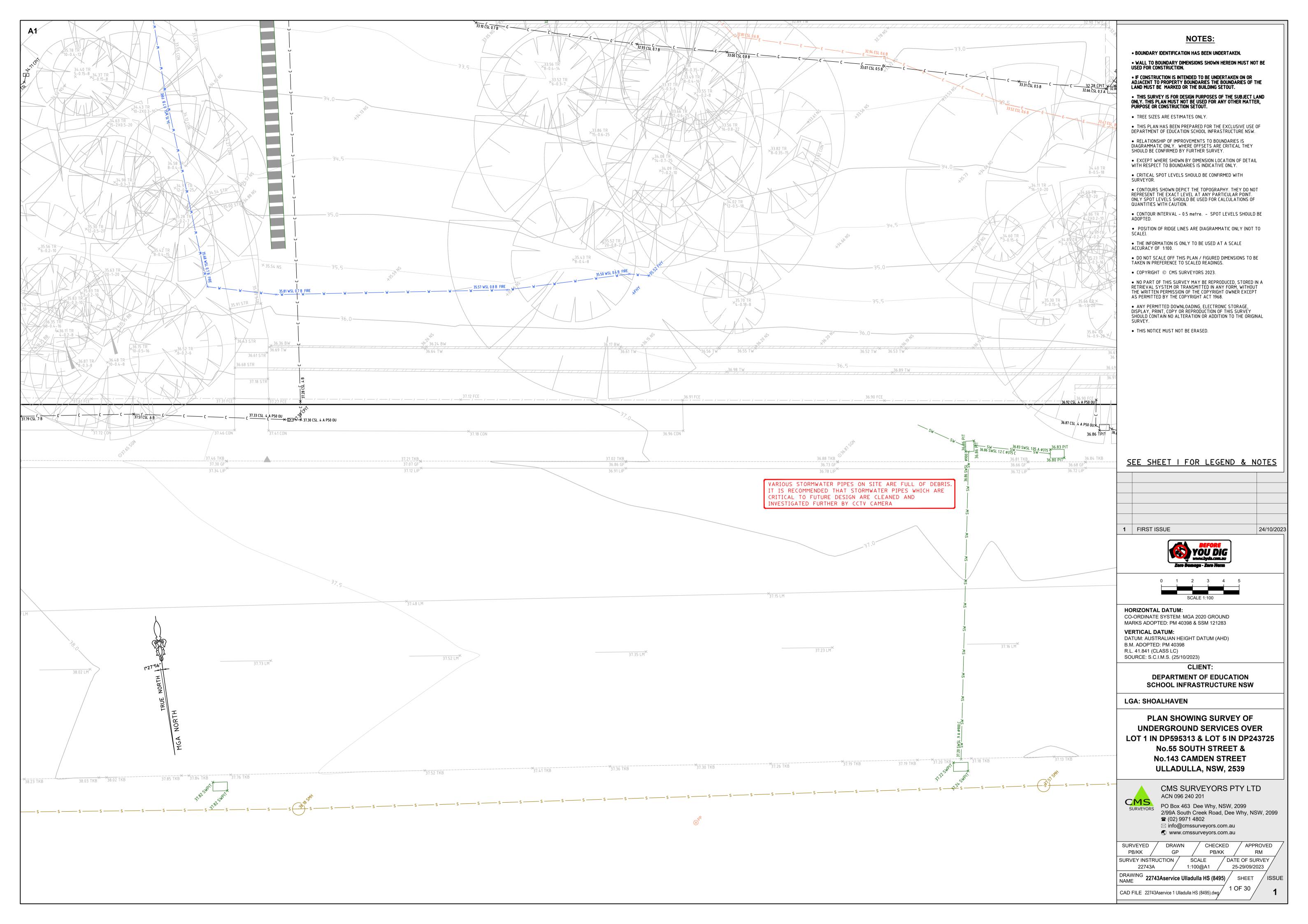
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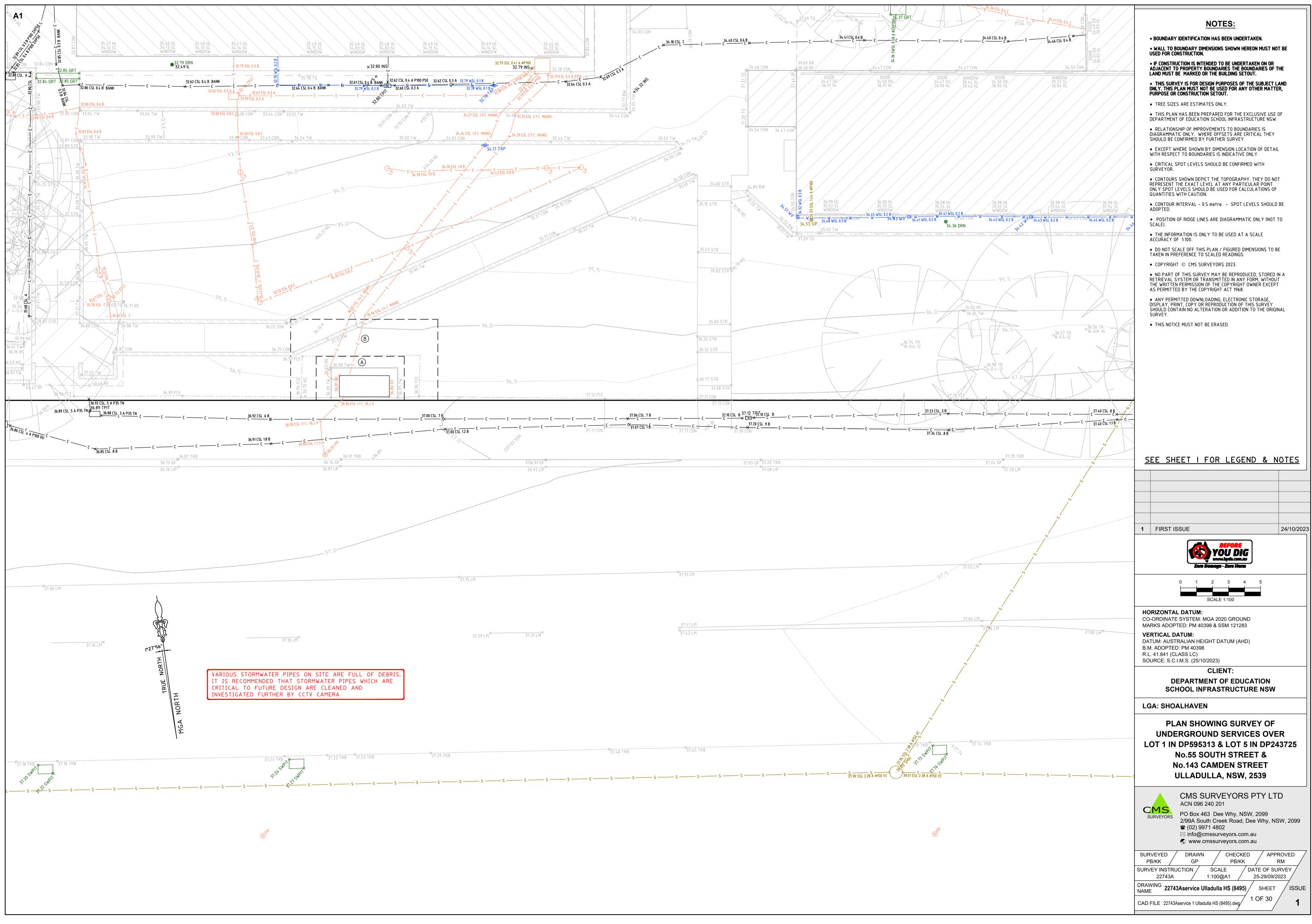
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USED FOR CONSTRUCTION.

• IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT. • THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT. • TREE SIZES ARE ESTIMATES ONLY. • THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE NSW. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY. • EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR. • CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION. • CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE). THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100. • DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. COPYRIGHT © CMS SURVEYORS 2023. • NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968. • ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY. • THIS NOTICE MUST NOT BE ERASED. SEE SHEET I FOR LEGEND & NOTES 1 FIRST ISSUE 24/10/202 YOU DIG SCALE 1:100 HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA 2020 GROUND MARKS ADOPTED: PM 40398 & SSM 121283 VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 40398 R.L. 41.841 (CLASS LC) SOURCE: S.C.I.M.S. (25/10/2023) CLIENT: DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE NSW LGA: SHOALHAVEN PLAN SHOWING SURVEY OF UNDERGROUND SERVICES OVER LOT 1 IN DP595313 & LOT 5 IN DP243725 No.55 SOUTH STREET & No.143 CAMDEN STREET ULLADULLA, NSW, 2539 CMS SURVEYORS PTY LTD ACN 096 240 201 CMS PO Box 463 Dee Why, NSW, 2099 2/99A South Creek Road, Dee Why, NSW, 2099 SURVEYORS 🖀 (02) 9971 4802 ⊠ info@cmssurveyors.com.au 🔇 www.cmssurveyors.com.au CHECKED / APPROVED SURVEYED DRAWN PB/KK GP PB/KK RM SCALE / DATE OF SURVEY SURVEY INSTRUCTION / 22743A 1:100@A1 25-29/09/2023 DRAWING 22743Aservice Ulladulla HS (8495) SHEET / ISSUE 1 OF 30 1 CAD FILE 22743Aservice 1 Ulladulla HS (8495).dwg/









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